LYONS CANYON RANCH

Final Environmental Impact Report

State Clearinghouse No. 2003031086
County Project No. TR 53653
Tentative Tract Map No. RMTR53653
Conditional Use Permit No. RCUP 200500088
Oak Tree Permit No. ROAK200500039

The County of Los Angeles
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
February 2008

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1.0 INTRODUCTION AND SUMMARY OF REVISIONS

1.1 PURPOSE

The County of Los Angeles is the Lead Agency under the California Environmental Quality Act (CEQA), and is responsible for preparation of the Final Environmental Impact Report (FEIR) for the Lyons Canyon Ranch Project (State Clearinghouse No.2003031086). This FEIR has been prepared in conformance with CEQA (California Public Resources Code Section 21000 et seq.), State CEQA Guidelines (California Code of Regulations, and Title 14, Section 15000 et seq.), and Section 15084, and the Los Angeles County Environmental Guidelines for CEQA. The principal State CEQA Guidelines section governing content of this document is Section 15132 (Content of a Final Environmental Impact Report).

1.2 CEQA COMPLIANCE & EIR REVIEW PROCESS

In compliance with the State CEQA Guidelines, the County of Los Angeles circulated copies of the Draft Environmental Impact Report (DEIR) to the State Clearinghouse, responsible agencies, trustee agencies, local agencies, and any other interested parties for a 45-day review period. The DEIR was also made available for public review at the County of Los Angeles Department of Regional Planning and at the Los Angeles County Public Libraries. The DEIR public review period began on September 22, 2006 and ended on November 6, 2006. A Public Hearing to receive comments on the DEIR and to discuss the adequacy of the DEIR was held by the County of Los Angeles Regional Planning Commission on Wednesday November 15, 2005 at 9:00 AM. This public hearing was held in Room 150 Hall of Records, 320 West Temple Street, Los Angeles, CA 90012.

1.3 SUMMARY OF REVISIONS TO DRAFT EIR

Chapter 1: Executive Summary

Section 1.4 Summary of Project Alternatives	- revision of text describing SEA/Oak Tree Avoidance Alternative,
Summary Mitigation Table ES-1	- minor text revision of Mitigation Measure GEO8 - minor text revision of Mitigation Measure AQ6 - Mitigation Measure BIO35 was added - minor text revisions to Mitigation Measure T2 - minor text revision to Mitigation Measures LIB1 - Land Use EIR Issues were added to table

Section 3.0: Project Description

Section 3.4.6 - minor text revisions, added and deleted text

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Mitigation Measure GEO8 - minor text revisions, added text

Section 5.6: Biological Resources

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Section 7.2.1 - minor text revision, added and deleted text

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Section 8.0 - minor text revision, added and deleted text

2.0 FINAL EIR TEXT CHANGES

The following pages include all text changes to DEIR text summarized in Section 1.0 of this Final EIR. These text changes are illustrated in ~~strikeout~~/underline format and constitute a revision of the Draft EIR as required by Section 15132 (a) of the CEQA Guidelines (Contents of Final Environmental Impact Report).

Chapter 1: Executive Summary

Section 1.4 Summary of Project Alternatives	- revision of text describing SEA/Oak Tree Avoidance Alternative,
Summary Mitigation Table ES-1	- minor text revision of Mitigation Measure GEO8 - minor text revision of Mitigation Measure AQ6 - Mitigation Measure BIO35 was added - minor text revisions to Mitigation Measure T2 - minor text revision to Mitigation Measures LIB1 - Land Use EIR Issues were added to table

NO DENSITY BONUS ALTERNATIVE

The No Density Bonus Alternative would reduce the amount of residential units to 120 consisting of 90 detached single-family residential units and 30 multi-family residential units. Under the No Density Bonus Alternative, the senior housing development area and the fire station lot would be developed with 30 multi-family residential units. This development scenario would include 66 fewer residential units when compared to the proposed project. The backbone infrastructure, including roadways and water/sewer service pipelines, would be similar to the Proposed Project. No fire station site would be constructed under this alternative. Refer to Exhibit 6-1, *No Density Bonus Alternative*.

REDUCED DENSITY ALTERNATIVE

The Reduced Density Alternative would include the development of 73 single-family lots in the southeastern portion of the site and would eliminate the multi-family lot and the fire station lot. The multi-family lot and the fire station lot would be developed with 20 single-family residential units for a total of 93 residential units. In addition, all lots proposed along "E" and "F" Streets would be eliminated. Refer to Exhibit 6-2, *Reduced Density Alternative*.

SEA/OAK TREE AVOIDANCE ALTERNATIVE

The SEA/Oak Tree Avoidance Alternative would include the development of ~~120~~ 121 residential units clustered in the northeast portion of the project site, and a 1.26 acre Los Angeles County Fire Station site. The development in the northeast portion of the site would eliminate the majority of the encroachment into SEA numbers 63 ~~and 20~~. This alternative would include ~~75~~ 81 multi-family and ~~45~~ 40 single-family residences. ~~The fire station lot is eliminated as part of this alternative, due to the smaller development area~~. Refer to Exhibit 6-3, *County SEA/Oak Tree Avoidance Alternative*.

1.4.1 ALTERNATIVES CONSIDERED BUT REJECTED

ALTERNATE PROJECT SITE

The alternative project site encompasses approximately 115 acres of land directly southeast of the proposed project. The alternative site is directly adjacent to the Old Road and the Calgrove/Old Road intersection, and possesses many on-site constraints (topographic, biological, hydrologic, geologic, etc.). For purposes of this analysis, several vacant properties were considered immediately west, north, south and east of the proposed project site. The development of the alternative site at a similar density and configuration as the proposed project was found to result in environmental impacts similar, or in some areas, greater than the proposed project. Therefore, this project alternative was rejected because it does not comply with CEQA's stated objective of reducing environmental impacts when considering alternatives.

Table ES-1

Geology, Soils, and Seismicity		
Impact	**Mitigation Measures**	**Residual Impact**
DEVELOPMENT ASSOCIATED WITH THE PROPOSED PROJECT COULD EXPOSE PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS FROM GROUND FAILURE, INCLUDING SETTLEMENT, COLLAPSE, GROUND LURCHING, LIQUEFACTION, OR LATERAL SPREADING.	*Soil Settlement and Collapse* **GEO1.** All on-site soils that are prone to settlement and collapse in areas proposed for development of structures shall be removed and replaced with engineered fill. *Ground Lurching* **GEO2.** If identified during on-site grading by a registered Geotechnical Engineer and/or Geologist, Holocene-age alluvium shall be removed and replaced with engineered fill in areas proposed for development where alluvium directly overlies bedrock, to preclude the possibility of ground lurching. *Liquefaction* **GEO3.** All liquefaction-prone soils identified during on-site grading by a registered Geotechnical Engineer and/or Geologist, shall be removed from areas proposed for development and replaced with engineered fill.	Less Than Significant Impact.
DEVELOPMENT ASSOCIATED WITH THE PROPOSED PROJECT COULD EXPOSE PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS FROM LANDSLIDES OR OTHER SLOPE FAILURES.	*Seismically Induced Landslide and Rock Fall* **GEO4.** Setbacks from over-steepened slopes or grading of slopes to a shallower angle, as recommended in the project's *Geotechnical Report*, shall be required to minimize rock fall hazards to development along the northern boundary of the proposed project site. *Deep Landslides and Slope Failures* **GEO5.** Adequate structural setbacks for homes and commercial sites shall be required, and surface drainage shall be directed away from the toe of affected steep slopes, in order to prevent landslides or other slope failures in on-site areas susceptible to block-and/or toppling-type failures.	Less Than Significant
RESULT IN SUBSTANTIAL WIND OR WATER SOIL EROSION OR THE LOSS OF TOPSOIL, EITHER ON- OR OFF-SITE	**GEO6.** As soon as grading is completed for each lot, establish a protective vegetative cover in all disturbed areas via planting and/or seeding, then place a temporary protective cover, such as jute netting, mulch, hay, or other non-erodible form of ground cover, until a vegetative cover is established. **GEO7.** Divert surface drainage from cut and fill slopes via brow ditches; collect surface drainage in ditches with relatively shallow gradients; and provide a means to inhibit sediment runoff into natural drainages until a protective vegetative cover effectively mitigates further soil erosion. Place energy-dissipating devices in drainages subject to increased runoff. **GEO8.** When grading, attempt to minimize the area of disturbance. The Developer shall prepare a Construction Staging Plan as part of the Final Grading Plan. This Plan shall clearly delineate the limits of grading and identify any construction staging areas located outside of proposed grading boundary.	Less Than Significant

Air Quality		
Impact	**Mitigation Measures**	**Residual Impact**
OPERATION OF THE PROPOSED PROJECT WOULD INCREASE AIR POLLUTANT CONCENTRATIONS IN THE PROJECT AREA.	**AQ5.** To the extent feasible, future on-site buildings shall incorporate design principles of the Energy Star program and/or Leadership in Energy and Environmental Design (LEED) program, and associated energy-saving features, including energy-efficient heating and cooling systems, tight construction and ducts, improved insulation, high-performance windows, and built-in energy efficient appliances. **AQ6.** All public and private parking areas (i.e. recreational facilities, trailhead parking, senior housing parking) shall be planted with trees to insure shading and prevent heat buildup.	Less Than Significant Less Than Significant
OPERATION OF THE PROPOSED PROJECT COULD CREATE CARBON MONOXIDE IMPACTS IN THE PROJECT AREA.	No mitigation measures are required.	Less Than Significant
DEVELOPMENT ASSOCIATED WITH THE PROPOSED PROJECT WOULD CONFLICT WITH THE ADOPTED SCAQMD AIR QUALITY MANAGEMENT PLAN.	No mitigation measures are recommended that could feasibly reduce the significant impacts referenced.	Significant and Unavoidable
DEVELOPMENT ASSOCIATED WITH THE PROPOSED PROJECT WOULD CREATE OBJECTIONABLE ODORS THAT COULD ADVERSELY AFFECT PEOPLE IN THE VICINITY OF THE PROJECT SITE.	Refer to mitigation measures AQ1 through AQ6. No additional mitigation measures are required.	Less Than Significant
DEVELOPMENT ASSOCIATED WITH THE PROPOSED PROJECT AND OTHER CUMULATIVE PROJECTS WOULD RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE CRITERIA POLLUTANTS	Refer to mitigation measures AQ1 through AQ6. No additional mitigation measures are required.	Significant and Unavoidable

Biological Resources		
Impact	**Mitigation Measures**	**Residual Impact**
LOSS OF SENSITIVE WETLAND PLANT COMMUNITIES (CONT.)	**BIO35** **Design and Implement a Wetlands Restoration Plan**. Prior to implementation of any restoration, a detailed program shall be developed by the project applicant and shall be approved by the Corps and CDFG as part of the 404 and 1600 *et seq.* permitting process. The program shall contain the following items: • *Responsibilities and qualifications of the personnel to implement and supervise the plan.* The responsibilities of the landowner, technical specialists, and maintenance personnel that shall supervise and implement the restoration plan shall be specified. • *Site selection*. The site for the mitigation shall be determined in coordination with the project applicant and resource agencies. The site shall either be located on the proposed development site in a dedicated open space area or dedicated open space area shall be purchased off-site. Appropriate sites shall have suitable hydrology and soils for establishment of riparian species. • *Site preparation and planting implementation.* The site preparation shall include: protection of existing native species; trash and weed removal; native species salvage and reuse (i.e., duff); soil treatments (i.e., imprinting, decompacting); temporary irrigation installation; erosion control measures (i.e., rice or willow wattles); seed mix application; container plantings. • *Schedule*. A schedule shall be developed which includes planting to occur in late fall and early winter between October and January. • *Maintenance plan/guidelines*. The maintenance plan shall include: weed control; herbivore control; trash removal; irrigation system maintenance; maintenance training; and replacement planting. • *Monitoring plan.* The monitoring plan shall include 1) qualitative monitoring (i.e. photographs and general observations), 2) quantitative monitoring (i.e. randomly placed transects), 3) performance criteria as approved by the resource agencies, 4) monthly reports for the first year and bimonthly thereafter, and 5) annual reports for five years that shall be submitted to the resource agencies on an annual basis. The site shall be monitored and maintained for five years to ensure successful establishment of riparian habitat within the restored and created areas; however, if there is successful coverage prior to five years, the project applicant may request to be released from the monitoring requirements from USACE and CDFG. • *Long-term preservation.* Long-term preservation of the site through an appropriate recordable legal instrument shall also be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development. • *Earth-moving equipment.* Earth-moving equipment shall avoid maneuvering in areas outside the identified limits of grading in order to avoid disturbing open space areas that will remain undeveloped. Prior to grading, the open space limits shall be marked by the construction supervisor and the project biologist. These limits shall be identified on the grading plan. No earth-moving equipment shall be allowed within the open space area.	

Biological Resources		
Impact	**Mitigation Measures**	**Residual Impact**
LOSS OF SENSITIVE WETLAND PLANT COMMUNITIES (CONT.)	• If work must be conducted when surface water flows are present, specific actions should be taken to avoid increasing water turbidity downstream. Surface water flows should be diverted around all construction activities, and no equipment should be allowed to actively work in flowing water without sedimentation and turbidity control measures in place. In order to minimize impacts to aquatic habitat and aquatic wildlife due to alteration of the Riverine habitat onsite, construction shall be conducted during times of no active channel flows. However, if construction must be conducted while active flows are present within the Riverine system, these measures should be implemented to minimize impacts: o Equipment contact with the active channel should be minimized to a maximum extent; o Flows should be diverted from the work area, and sedimentation barriers should be installed and maintained; o Arising groundwater should be allowed to settle behind a downstream diversion berm prior to discharge to the primary flow channel; o Turbidity levels should be monitored and minimized (kept below a 20 percent increase over background turbidity); o Employ BMPs for avoiding fuel leaks in or near active flows; and o All foreign materials and litter should be removed from the channel. Implementing Mitigation Measure **BIO2** will also mitigate for this impact.	
IMPACTS ON WATER QUALITY	Implementation of the mitigation measures presented in the Hydrology and Water Quality section of this EIR (Mitigation Measure Numbers **HWQ1 through HWQ14**) will mitigate impacts to water quality onsite.	Less Than Significant
LOSS OF WILDLIFE FORAGING AND COVER HABITATS	Implementation of the project will result in the loss of approximately 118.74 acres of natural vegetation of the project site, which serves as foraging, cover and nesting habitat for many species in the vicinity of the property. Implementing Mitigation Measures **BIO24 through BIO35** (for restoring natural habitats, including sensitive habitats) will minimize impacts to areas occupied by the foraging and cover habitats required by wildlife species of the project site. Implementing Mitigation Measures **BIO1, BIO2, and BIO4** will also help mitigate for this impact.	Significant and Unavoidable
IMPACTS OF FUEL MODIFICATION	Impacts from fuel modification should be mitigated by the implementation of the mitigation measures listed above under Impacts to Natural Vegetation, Including Sensitive Habitats (including **BIO24 through BIO35**). Implementing Mitigation Measures **BIO2 and BIO7** will also mitigate for this impact.	Significant
IMPACTS FROM LANDSCAPING	Implementation of Mitigation Measures **BIO7, BIO8 and BIO9** will mitigate for this impact.	Less Than Significant
IMPACTS TO SEA INTEGRITY	Implementation of all the above mitigation measures presented in the Impacts to Biological Life History subsection - including plants, special-status plants, wildlife, special-status wildlife, natural plant communities, and sensitive habitats – should partially mitigate for impacts to components of the SEA integrity onsite. However, an unavoidable loss of a portion of SEA 63 will result.	Significant and Unavoidable

Traffic		
Impact	**Mitigation Measures**	**Residual Impact**
IMPLEMENTATION OF THE PROPOSED PROJECT COULD RESULT IN ADVERSE IMPACTS TO THE FUNCTION OF TRAFFIC SYSTEM INTERSECTIONS AND ROADWAY SEGMENTS IN THE PROJECT AREA.	**T1**. The improvements summarized below shall be implemented to address project site-specific traffic impacts at the following locations: **Roadway Improvements** a) <u>The Old Road</u> The Old Road shall be improved to include four travel lanes and a center turn-lane/median along the project frontage. Appropriate roadway transitions south of the project site shall also be constructed by the developer pursuant to the Los Angeles County Department of Public Works roadway design standards. Project Share – 100% **Intersection Improvements** a) <u>The Old Road & "A" Street</u> The developer shall improve the above referenced intersection to include the following lane specifications: Northbound: 1 Left-turn Lane, 2 Through Lanes Southbound: 1 Through Lane, 1 Shared Through/Right-turn Lane Eastbound: 1 Left-turn Lane, 1 Right-turn Lane Project Share – 100% b) <u>The Old Road & "E" Street</u> The developer shall improve the above referenced intersection to include the following lane specifications: Northbound: 2 Through Lanes (left-turns prohibited) Southbound:1 Through Lane, 1 Shared Through/Right-turn Lane Eastbound: 1 Right-turn Lane (left-turns prohibited) Project Share – 100% **T2.** The improvements summarized below shall be implemented to address off-site traffic impacts. Please note that these mitigation measures are required to address cumulative traffic impacts. Thus, the project developer shall be responsible for providing its "fair-share" contribution towards ultimate implementation of the following roadway improvements: **Freeway On/Off Ramp Intersections** a) I-5 SB Ramps/Marriott & Pico Cyn. Rd. Add 3rd Eastbound Through Lane~~, and convert Westbound Right-turn lane to 3rd Westbound Through Lane~~ (striping) Project Share – 4.~~1~~ <u>0</u>% b) <u>I-5 NB Ramps and Lyons Ave</u> Add 2nd Eastbound Left-turn lane (striping) Project Share – ~~14.3~~ <u>100</u>%	Less Than Significant

Traffic		
Impact	**Mitigation Measures**	**Residual Impact**
IMPLEMENTATION OF THE PROPOSED PROJECT COULD RESULT IN ADVERSE IMPACTS TO THE FUNCTION OF TRAFFIC SYSTEM INTERSECTIONS AND ROADWAY SEGMENTS IN THE PROJECT AREA.(CONT.)	c) I-5 SB Ramps & Calgrove Blvd Add 2nd Eastbound Through Lane, and Add 2nd Westbound Through Lane (striping) Install Traffic Signal Project Share – ~~25.5~~ 20.3% ~~d) I-5 NB Ramps and Calgrove Blvd~~ ~~Add 2nd Eastbound Through Lane, and~~ ~~Add 2nd Westbound Through Lane (striping)~~ ~~Install Traffic Signal~~ ~~Project Share – 33.8%~~ e) The Old Road & Pico Cyn Rd Convert Eastbound Right-turn Lane to 3rd Eastbound Through Lane (striping) Project Share – ~~3.4~~ 3.3% f) Chiquella Lane and The Old Road Add Southbound Right-turn Lane (striping) Install Traffic Signal Project Share – ~~93.3~~ 48.3%	Less Than Significant
IMPLEMENTATION OF THE PROPOSED PROJECT COULD RESULT IN ADVERSE IMPACTS TO THE FUNCTION OF LOS ANGELES COUNTY CONGESTION MANAGEMENT PROGRAM (cmp) INTERSECTIONS AND ROADWAY SEGMENTS IN THE PROJECT AREA.	No mitigation is required	Less Than Significant
IMPLEMENTATION OF THE PROPOSED PROJECT COULD RESULT IN ADVERSE IMPACTS TO THE FUNCTION OF PUBLIC TRANSIT SERVICES IN THE PROJECT AREA.	No mitigation is required	Less Than Significant
IMPLEMENTATION OF THE PROPOSED PROJECT, IN CONJUNCTION WITH RELATED PROJECTS IN THE COUNTY OF LOS ANGELES AND THE CITY OF SANTA CLARITA, WOULD NOT RESULT IN SIGNIFICANT CUMULATIVE TRAFFIC AND CIRCULATION IMPACTS.	Refer to mitigation measures T1 through T2 above.	Less Than Significant

Parks and Recreation		
Impact	**Mitigation Measures**	**Residual Impact**
DEVELOPMENT OF THE PROPOSED PROJECT WOULD INCREASE USAGE OF NEIGHBORHOOD AND COMMUNITY PARKS.	**PR1.** The project shall comply with the County Ordinance and/or Quimby Act by paying the in-lieu fees totaling $364,931 to the County of Los Angeles.	Less Than Significant
DEVELOPMENT OF THE PROPOSED PROJECT WOULD INCREASE USAGE OF REGIONAL PARKS.	No mitigation measures are required.	Less Than Significant
DEVELOPMENT OF THE PROPOSED PROJECT WOULD INCREASE USAGE OF STATE AND FEDERAL RECREATION/FORESTS.	No mitigation measures are required	Less Than Significant
DEVELOPMENT OF THE PROPOSED PROJECT WOULD INCREASE USAGE OF LOCAL TRAILS.	No mitigation measures are required	Less Than Significant
DEVELOPMENT ASSOCIATED WITH THE PROPOSED PROJECT AND RELATED PROJECTS WOULD INCREASE DEMANDS FOR PARKS AND RECREATIONAL FACILITIES IN THE SANTA CLARITA VALLEY.	Refer to Mitigation Measure PR1. No additional mitigation is required.	Less Than Significant

Land Use		
Impact	**Mitigation Measures**	**Residual Impact**
WOULD THE PROPOSED PROJECT CONFLICT WITH ANY APPLICABLE LAND USE PLAN, POLICY, OR REGULATION OF AN AGENCY WITH JURSIDCITION OVER THE PROJECT ADOPTED FOR THE PURPOSES OF AVOIDING OR MITIGATING AN ENVIRONMENAL EFFECT?	Refer to above referenced Mitigation Measures. No additional mitigation is required.	Less Than Significant
IS THE PROPOSED PROEJCT CONSISTENT WITH APPLICABLE HABITAT CONSERVATION PLANS OR NATURAL COMMUNTY CONSERVATION PLANS, AND/OR POLICIES BY AGENCIES WITH JURSIDCITION OVER THE PROJECT?	Refer to above referenced Mitigation Measures. No additional mitigation is required.	Less Than Significant
DEVELOPMENT ASSOCIATED WITH THE PROPOSED PROJECT, ALONG WITH OTHER CUMULATIVE PROJECTS, WOULD NOT RESULT IN CUMULATIVELY CONSIDERABLE LAND USE AND PLANNING IMPACTS	No mitigation measures are required.	Less Than Significant

Section 3.0: Project Description

Section 3.4.6 - minor text revisions, added and deleted text

3.4.6 UTILITIES

WATER SERVICE

The project site is not located within a defined service area for the Valencia Water Company or the Newhall Water District. The site is located within the service area of the Castaic Lake Water Agency (CLWA). However, Valencia Water Company (VWC) provides the nearest water service to properties north of the project site. Therefore, the project will require annexation into the water service area boundary for Valencia Water Company before water service can be provided.

SEWER SERVICE

Currently the project site is located outside the service boundaries of the Los Angeles County Sanitation Districts' and will need to be annexed into Los Angeles County Sanitation District No. 32 before service can be provided for the proposed development. Due to the location of the project, the flow from the site will have to be transported to the Districts' facilities by local sewer lines. The nearest local sewer line is located approximately 400 feet north of the subject site. This line conveys wastewater flow to the District's District #32 Main Trunk Sewer, an 18-inch diameter trunk sewer that is nearing capacity. Final availability of trunk sewer capacity shall be verified prior to issuance of building permits. The SCVSD operates two water reclamation plans (WRPs), the Saugus WRP and Valencia WRP, which provide wastewater treatment in the Santa Clarita Valley. These facilities are interconnected to form a regional treatment system knows as the Santa Clarita Joint Sewerage System (SCJSS). The SCVJSS has a design capacity of 28.1 mgd and currently processes an average flow of 21.1 mgd.~~is the Sanitation District's Valencia Trunk Sewer, a 24-inch diameter trunk sewer with the capacity of 5.3 million gallons per day.~~

SOLID WASTE DISPOSAL SERVICE

Three private waste haulers currently are permitted to collect residential, commercial, and industrial waste in Los Angeles County. These haulers operate in a franchise system and will be responsible for refuse collection within the proposed project.

3.4.7 PROJECT IMPLEMENTATION/PHASING

It is anticipated that the overall project will be developed in over a period of five years. Construction is expected to begin in late 2006 or early 2007. Infrastructure improvements will occur prior to or concurrent with building site preparation.

The estimated phasing provided is based on current good faith expectations and may change due to market conditions or unforeseen circumstances. Phases may be implemented in any order consistent with existing infrastructure capacities or concurrent improvements.

Section 5.1: Geology, Soils, and Seismicity

Mitigation Measure GEO8 - minor text revisions, added text

Colluvial soils at the proposed project site are also considered highly erodible. Adverse surface water runoff from residential lots that lie above colluvial-filled hillside drainages could promote soil slumping and resultant debris flows and increased sedimentation. Erosion and sedimentation impacts are considered potentially significant. However, mitigation measures, such as installation of catchment basins, protective berms and barriers, and/or reinforced walls, would be implemented to reduce these impacts to less than significant.

Also refer to Section 5.2, Hydrology and Water Quality, for a discussion of erosion and sedimentation impacts relative to stormwater quality.

Mitigation Measures:

GEO6 As soon as grading is completed for each lot, establish a protective vegetative cover in all disturbed areas via planting and/or seeding, then place a temporary protective cover, such as jute netting, mulch, hay, or other nonerodible form of ground cover, until a vegetative cover is established.

GEO7 Divert surface drainage from cut and fill slopes via brow ditches; collect surface drainage in ditches with relatively shallow gradients; and provide a means to inhibit sediment runoff into natural drainages until a protective vegetative cover effectively mitigates further soil erosion. Place energy-dissipating devices in drainages subject to increased runoff.

GEO8 When grading, attempt to minimize the area of disturbance. The Developer shall prepare a Construction Staging Plan as part of the Final Grading Plan. This Plan shall clearly delineate the limits of grading and identify any construction staging areas located outside of proposed grading boundary.

Level of Significance After Mitigation: Less Than Significant Impact.

EXPANSIVE SOILS

- ***ON-SITE EXPANSIVE SOILS COULD POSE A RISK TO PEOPLE AND STRUCTURES ASSOCIATED WITH PROPOSED DEVELOPMENT.***

Level of Significance Before Mitigation: Significant Impact.

Impact Analysis: Some of the soils on-site have a medium to high potential for expansion, which could cause significant cracking, differential heave, and other adverse impacts on structure foundations. However, mitigation measures designed to address the effects of expansive soils would reduce potentially significant impacts to less than significant.

Mitigation Measures:

Section 5.6: Biological Resources

- Page 46 minor text revisions, added and deleted text
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- ***Heritage Oak:*** "…either of the following: any oak tree measuring 36 inches or more in diameter, measured four and one-half feet above the natural grade; any oak tree having significant historical or cultural importance to the community, notwithstanding that the tree diameter is less than 36 inches…" (Los Angeles County Oak Tree Ordinance 22.56.2090).

The project site contained ~~1,409~~1,395 oak trees meeting the Los Angeles County definition, primarily consisting of *Quercus agrifolia* var. *agrifolia* (Coast Live Oak)~~, prior to the Simi Fire of October 2003~~. Many of these trees ~~have been~~ were damaged or killed by the fire. ~~,~~ ~~but a~~ A complete assessment of post-fire oak tree conditions ~~has not been~~ within the proposed project gradin envelope was performed by Interface Management Services, Inc. during the months of June and September 2006. ~~; therefore, the impact assessment will be based on pre-fire conditions.~~ The oak tree totals for the project site are listed in Table 5.6-3, Oak Tree Inventory of the Lyons Canyon Ranch Project Site. (Refer to DMEC's and Interface Management Services Inc. *Oak Tree Assessment for Lyons Canyon Ranch* provided as Appendix H of this EIR ~~[DMEC 2004b]~~ for a detailed account of the oak trees existing onsite.)

Table 5.6-3. Oak Tree Inventory of the Lyons Canyon Ranch Project Site[4]

Scientific Name	Common Name	Number of Non-Heritage Trees	Number of Heritage Trees	Total Number
Quercus agrifolia var. *agrifolia*	Coast Live Oak	~~1,286~~1,279(1)	~~77~~76	~~1,363~~1,355(~~38~~1)
Quercus berberidifolia	Scrub Oak	~~25~~19	0	~~25~~19
Quercus lobata	Valley Oak	16	5(1)	21(1)
Total:		**1314 ~~1327~~**	**~~82~~81(1)**	**~~1,409~~1395(~~39~~2)**

5.6.4.4 Fauna

During the field surveys, the project site was evaluated for its potential to support special-status wildlife species that are known or are expected to occur in the region. All wildlife species detected during the course of the surveys were documented in field notes. Active searches for reptiles and amphibians included lifting, overturning, and carefully replacing rocks and debris. Birds were identified by visual and auditory recognition. Surveys for mammals were conducted during the day and included searching for and identifying diagnostic sign, including scat, footprints, scratch-outs, dust bowls, burrows, and trails.

~~Up to 90~~ Ninety-one (91) wildlife species were observed at Lyons Canyon Ranch, including ~~65~~ 66 vertebrate species and 25 invertebrate species. Another 70 species are expected onsite. A list of those wildlife species observed and reported onsite was compiled from wildlife surveys, wetland delineation (Appendix O to this EIR [DMEC 2004a]), oak tree assessment (Appendix H to this EIR [DMEC 2004b]), and vegetation mapping sessions. This cumulative list of wildlife species is provided in Appendix D, Wildlife Species Observed and Expected at Lyons Canyon

[4] Numbers in parentheses indicate trees that were dead prior to the fire of October 2003 and dead trees identified during Supplemental Oak Tree Field Surveys completed in June and September 2006.

Ranch, of the biota report (DMEC 2006), which is provided as Appendix G to this EIR (Biota of Lyons Canyon Ranch)[5]. In addition to the 91 wildlife species observed onsite, another 71 species are expected onsite[6]. ~~Also included as~~ Appendix D of the biota report (in Appendix G to this EIR) ~~are~~ also includes wildlife species expected to occur onsite even though they were not observed during any of the field surveys.

DMEC counted individual wildlife species as they were observed onsite, and DMEC conducted small mammal trapping onsite. (No quantitative data were gathered by BonTerra Consulting on wildlife species to determine population sizes present onsite.) Based on the occurrences observed during the general surveys, the amount and type of habitats present onsite, and the results of the small mammal trapping, a general estimated abundance for each wildlife species observed has been made. These estimates are provided partially in the following subsection, as well as in Appendix D of the biota report (in Appendix G to this EIR), which lists the estimated abundance (scarce, uncommon, or common) for each wildlife species observed.

[5] One additional species, Lewis' Woodpecker, was observed after the Biota Report and the Draft EIR were completed; therefore, this species does not appear in Appendix D of Appendix G. The observance of this species increased the number of wildlife species observed onsite from 90 to 91. Lewis' Woodpecker is a special-status species, and is discussed in more detail in the following subsections.

[6] One additional species, California Spotted Owl, was added to the number of expected wildlife species after the Biota Report and the Draft EIR were completed; therefore, this species does not appear in Appendix D of Appendix G. The observance of this species increased the number of wildlife species expected onsite from 70 to 71. California Spotted Owl is a special-status species, and is discussed in more detail in the following subsections.

Although none were in fact observed, reptile species expected to occur on the project site include: Silvery Legless Lizard (*Anniella pulchra pulchra*), Western Skink (*Eumeces skiltonianus*), California Whipsnake (*Masticophis lateralis*), Night Snake (*Hypsiglena torquata*), California Kingsnake (*Lampropeltis getula californiae*), San Diego Horned Lizard (*Phrynosoma coronatum*), San Diego Gopher Snake (*Pituophis melanoleucus annectens*), and Coast Patch-nosed Snake (*Salvadora hexalepis virgultea*).

Birds

Many bird species utilize most of the habitats present at Lyons Canyon Ranch. Bird species diversity and richness increases with the quality of riparian (Valley Foothill Riparian) and upland woodland (Coastal Oak Woodland) canopies. Well-developed Coastal Oak Woodland (*Quercus agrifolia* Alliance) occurs along the fringes of the riparian corridor, along the ridgelines, and on the north-facing slopes of the project site, and wildlife diversity, especially bird diversity, in these areas is relatively high.

Examples of resident bird species observed on the project site include: Mourning Dove (*Zenaida macoura*), Anna's Hummingbird (*Calypte anna*), Black Phoebe (*Sayornis nigricans*), Say's Phoebe (*Sayornis saya*), Western Scrub-jay (*Aphelocoma californica*), American Crow (*Corvus brachyrhynchos*), Bushtit (*Psaltriparus minimus*), Lewis' Woodpecker (*Melanerpes Lewis*), Bewick's Wren (*Thryomanes bewickii*), Northern Mockingbird (*Mimus polyglottos*), European Starling (*Sturnus vulgaris*), Common Yellowthroat (*Geothlypis trichas*), California Towhee (*Pipilo crissalis*), and House Finch (*Carpodacus mexicanus*).

Birds of prey (raptors) *observed* in the project site include: American Kestrel (*Falco sparverius*), Barn Owl (*Tyto alba*), Turkey Vulture (*Cathartes aura*), Red-tailed Hawk (*Buteo jamaicensis*), Red-shouldered Hawk (*Buteo lineatus*), and Cooper's Hawk (*Accipiter cooperii*). Expected raptor species include Sharp-shinned Hawk (*Accipiter striatus*), Great Horned Owl (*Bubo virginianus*), White-tailed Kite (*Elanus leucurus*), Northern Harrier (*Circus cyaneus*), Western Screech-Owl (*Otus kennicotti*), Northern Pygmy-owl (*Glaucidium gnoma*), Burrowing Owl (*Athene cunicularia*), California Spotted Owl (*Strix occidentalis occidentalis*),and Long-eared Owl (*Asio otus*), none of which were observed (Appendix D).

Other bird species expected onsite but not observed include: Costa's Hummingbird (*Calypte costae*), Rufous Hummingbird (*Selasphorus rufus*), Allen's Hummingbird (*Selasphorus sasin*), Downy Woodpecker (*Picoides pubescens*), Pacific Slope Flycatcher (*Empidonax difficilis*), Hammond's Flycatcher (*Empidonax hammondii*), Violet-green Swallow (*Tachycineta thalassina*), Cliff Swallow (*Petrochelidon pyrrhonota*), White-breasted Nuthatch (*Sitta carolinensis*), Cedar Waxwing (*Bombycilla cedrorum*), Sage Sparrow (*Amphispiza belli*), Bullock's Oriole (*Icterus bullockii*), and American Goldfinch (*Carduelis tristis*) (Appendix D).

Mammals

Lyons Canyon Ranch consists of a variety of functional connected wildlife habitats, most of which are readily utilized by mammal species for foraging, hunting, water, and cover resources. Several mammal species were observed inhabiting or frequenting, and are expected to inhabit, Valley Foothill Riparian, Coastal Scrub, and Coastal Oak Woodland habitats onsite.

Mammals observed or detected (e.g. tracks, scat, skeletons) on the project site include: Virginia Opossum (*Didelphis virginiana*), Mule Deer (*Odocoileus hemionus*), Gray Fox (*Urocyon cinereoargenteus*), a mole (*Scapanus* sp.), Botta's Pocket Gopher (*Thomomys bottae*), Coyote (*Canis latrans*), California Pocket Mouse (*Perognathus californicus*), Bobcat (*Lynx rufus*), California Ground Squirrel (*Spermophilus beecheyi*), San Diego Desert Woodrat (*Neotoma lepida intermedia*),Desert Shrew (*Notiosorex crawfordi*), Desert Cottontail (*Sylvilagus audubonii*), Raccoon (*Procyon lotor*), and Striped Skunk (*Mephitis mephitis*) (See Appendix D of Appendix G).

Mammals expected to frequent or inhabit the project site but not observed include: Pacific Kangaroo Rat (*Dipodomys agilis*), House Mouse (*Mus musculus*), California Mouse (*Peromyscus californicus*), Brush Mouse (*Peromyscus boylii*), Parasitic Mouse (*Peromyscus californicus*), Cactus Mouse (*Peromyscus eremicus*), California Meadow Vole (*Microtus californicus*), Southern Dusky-footed Woodrat (*Neotoma macrotis*), Black Bear[9] (*Ursus americanus*), Ring-tailed Cat (*Bassariscus astutus*), Long-tailed Weasel (*Mustela frenata*), and Mountain Lion (*Puma [Felis] concolor*).

Bats occur throughout most of southern California and may use any portion of the project site as foraging habitat. Different bat species characteristically utilize different roosting habitats. Most of the bats that potentially occur on the project site are either inactive during the winter (hibernating) or migrate south of the region to warmer climates. Bats expected to forage in and inhabit the project site include Long-legged Myotis (*Myotis volans*), California Myotis (*Myotis californicus*), Western Pipistrelle (*Pipistrellus esperus*), Big Brown Bat (*Eptesicus fuscus*), Hoary Bat (*Lasiurus cinereus*), Long-eared Myotis (*Myotis evotis*), Fringed Myotis (*Myotis thysanodes*), and Brazilian Free-tailed Bat (*Tadarida brasiliensis*). No bat species were observed during surveys of the project site; however, no nighttime surveys were conducted when bats would normally be detected, as they are nocturnal. (See Appendix D of Appendix G.)

Invertebrates

The invertebrate species observed onsite include: Funnel Web Spider (*Agelenopsis* sp.), Red Skimmer (*Libellula saturata*), Circumpolar Bluet (*Enallagma cyanigerum*), Pallid Band-wing (*Trimerotropis pallidipennis*), Plicate Beetle (*Noserus plicatus*), Darkling Beetle (*Coelocnemis californicus*), Convergent Ladybird Beetle (*Hippodamia convergens*), an unidentified black and deep red ground beetle, European Honey Bee (*Apis mellifera*), Polybiine Paper Wasp (*Mischocyttarus flavitarsus*), and Vosnesenski's Bumble Bee (*Bombus vosnesenskii*).

Butterfly species observed onsite include: Painted Lady (*Vanessa cardui*), Buckeye (*Junonia coenia*), California Dog Face (*Colias eurydice*), Pale Swallowtail (*Papilio eurymedon*), Marine Blue (*Leptotes marina*), Senna Sulphur (*Phoebis sennae*), and Cabbage White (*Pieris rapae*).

The butterfly species expected to frequent the project site include: Silvery Blue (*Glaucopsyche lygdamus*), Sara Orangetip (*Anthocharis sara*), Lorquin's Admiral (*Limenitis lorquini*), Variable Checkerspot (*Euphydryas chalcedona*), California Ringlet (*Coenonympha tullia*), California Sister (*Adelpha bredowii*), Funeral Duskywing (*Erynnis funeralis*), Gray Hairstreak (*Strymon melinus*), Monarch Butterfly (*Danaus plexippus*), and Behr's Metalmark (*Apodemia virgulti*).

[9] A Black Bear skull was observed on the adjacent Taylor-Prentice property prior to 2002 by Ty Garrison (pers. comm. 3 October 2005).

5.6.4.7 Project Site Flora and Fauna Population Estimates

No specific population estimates were made by BonTerra Consulting[10] or DMEC as part of their assessments. However, DMEC documented the relative percent cover of plants occurring at each of the wetland delineation sample plots (Appendix O to this EIR [DMEC 2004a]), focusing on dominant species at each plot. The relative percent cover of the species observed at each plot aids in the estimation of the abundance of all plant species onsite; however, nearly all the vegetation had been burned prior to these surveys. Since most vegetation was cleared by the fire, DMEC can only estimate the abundance of plant species onsite.

Approximately 325 plant species were observed onsite (which included the parcel to the southeast of the Lyons Canyon Ranch parcels). Of those 325, approximately 77 taxa observed are considered *common* species within the boundary of the Lyons Canyon Ranch project site. These common taxa are dominant or important contributor species of the habitats onsite, with an estimated 1,000 individuals or more existing onsite. Approximately 183 plant taxa observed are considered *uncommon* species onsite, which are associate species to the habitats onsite, with estimated populations of 100 to less than 1,000 individuals onsite. The remaining approximately 65 plant taxa are considered *scarce* on the project site, since these taxa are estimated to have fewer than 100 individuals. Appendix C, Plant Species Observed at Lyons Canyon Ranch, of DMEC's biota report (DMEC 2006), which is Appendix G to this EIR (Biota of Lyons Canyon Ranch), estimates abundance for each plant species.

DMEC counted individual wildlife species as they were observed onsite, and DMEC conducted small mammal trapping onsite. (No quantitative data were gathered by BonTerra Consulting on wildlife species to determine population sizes present onsite.) Ninety-one (91) wildlife species were observed onsite, while another 71 wildlife species are expected onsite based on suitable habitat and general species range and distribution. Based on the general occurrences observed during the general surveys, the amount and type of habitats present onsite, and the results of the small mammal trapping, a general estimated abundance for each wildlife species observed has been made. These estimates are provided partially in the following subsection, as well as in Appendix D of the biota report (in Appendix G to this EIR), which lists the estimated abundance (scarce, uncommon, or common) for each wildlife species observed.

Three mammal species were caught onsite, including California Pocket Mouse, Deer Mouse, and Western Harvest Mouse. One special-status species was detected during the trapping sessions, San Diego Desert Woodrat (nest). A total of 349 trap nights were established, with a total of 128 captures (~37% success). Six individuals were recaptured. Each consecutive trapping session resulted in a higher success rate. Based on the number of individuals trapped for each species (refer to Table 5.6-4, Small Mammal Trapping Results at Lyons Canyon Ranch), DMEC estimates that the general abundance for these species is as follows: San Diego Desert Woodrat onsite is *scarce* in that less than 100 individuals are expected onsite; and California Pocket Mouse, Deer Mouse, and Western Harvest Mouse onsite are *common* in that more than 1,000 individuals are expected onsite.

[10] Scott White of White & Leatherman Consulting provided DMEC with abundance estimates, which were incorporated into Appendix C.

Table 5.6-11 provides the Holland classification used by CNDDB as well as the Sawyer and Keeler-Wolf (1995) classification. Refer to the 5.6.4.1 Habitat Descriptions subsection for complete descriptions of the sensitive habitat types that were identified within the project site.

Special-Status Wildlife Resources

~~Sitxy (60)~~ Sixty-two (62) special-status wildlife species have the potential to occur on Lyons Canyon Ranch, based on known occurrences in the vicinity of the project site. Table 5.6-12, Special-Status Wildlife Species with Potential to Occur at Lyons Canyon Ranch, provides a summary of those ~~60~~ 62 special-status wildlife species tracked in the project region. Table 5.6-12 also provides information on the status, habitat requirements, and likelihood of occurrence.

No federal or state listed wildlife species were observed at Lyons Canyon Ranch; however, ~~four~~ six special-status wildlife species/resources were observed or detected onsite or immediately adjacent to the project site. ~~Three~~ Five special-status wildlife species were observed or detected by DMEC, including: ~~Cooper's Hawk (*Accipiter cooperi*) flying overhead, San Diego Desert Woodrat (*Neotoma lepida intermedia*) detected by a nest, and Oak Titmouse (*Baeolophus inornatus*). The fourth species, Nuttall's Woodpecker (*Picoides nuttallii*), was observed in Towsley Park by Wendy Langhans with the Mountains Recreation and Conservation Authority (Wendy Langhans, pers. comm. 21 July 2005).~~

1. Cooper's Hawk (*Accipiter cooperi*) ~~flying overhead~~,
2. Oak Titmouse (*Baeolophus inornatus*),
3. Lewis' Woodpecker (*Melanerpes lewis*),
4. San Diego Desert Woodrat (*Neotoma lepida intermedia*) detected by a nest, and.
5. A Barn Owl (*Tyto alba*) nest. (Note: DMEC observed an occupied Barn Owl (*Tyto alba*) nest in a Coast Live Oak (*Quercus agrifolia* ssp. *agrifolia*) tree onsite. Barn Owl is not a special-status species (and therefore is not listed in Table 5.6-12 below); however, all active raptor nests (of common or special-status species) are regulated by California Fish and Game Code Sections 3503, 3503.5, and 3513.

The sixth species, Nuttall's Woodpecker (*Picoides nuttallii*), was observed in Towsley Park by Wendy Langhans with the Mountains Recreation and Conservation Authority (Wendy Langhans, pers. comm. 21 July 2005).

~~It should also be noted that DMEC observed an occupied Barn Owl (*Tyto alba*) nest in a Coast Live Oak (*Quercus agrifolia* ssp. *agrifolia*) tree onsite. Barn Owl is not a special-status species (and therefore is not listed in Table 5.6-12 below); however, all active raptor nests (of common or special-status species) are regulated by California Fish and Game Code Sections 3503, 3503.5, and 3513.~~

Of the ~~60~~ 62 species tracked in the project region, ~~19~~ 20 special-status wildlife species are *likely* to occur onsite, based on suitable required habitat present onsite, and based on the CNDDB search results for special-status wildlife species tracked in the vicinity of the project site (CDFG 2005).

Scientific Name	Common Name[17]	Fed.[18]	State	G-Rank	S-Rank	CDFG	Habitat Requirements[19]	Likelihood of Occurrence[20]
Empidonax traillii extimus	Southwestern Willow Flycatcher*	E	-	G5T1 T2	S1	-	(Nesting) RW in so. Calif. State listing includes all subspecies. Declined drastically due to a loss of breeding habitat and nest parasitism by Brown-headed Cowbirds. This species occurs in riparian habitats along rivers, streams, or other wetlands. On 12 October 2004, USFWS published a Final Rule designating critical habitat for this species. Approximately 99.8 river miles in Kern, Riverside, San Bernardino, and San Diego counties were designated for this species. The project site is not located within the designated critical habitat area for Southwestern Willow Flycatcher.	Unlikely suitable riparian habitat minimal for nesting requirements.
Eremophila alpestris actia	California Horned Lark	-	-	G5T3	S3	SC	Coastal regions, chiefly from Sonoma to San Diego Co. Also main part of San Joaquin Valley & east to foothills. In so. Calif., this subspecies is a fairly common breeding resident in grasslands and dry, open habitats.	Possible
Falco columbarius	Merlin**	-	-	G5	S3	SC	(Wintering) seacoast, tidal estuaries, open woodlands, savannahs, edges of Gr & deserts, farms & ranches. Uncommon fall migrant and rare winter resident in so. Calif. It prefers open to semi-open habitat for breeding and foraging.	Possible
Falco mexicanus	Prairie Falcon*	-	-	G5	S3	SC	(Nesting) inhabits dry, open terrain, either level or hilly. Uncommon year-round resident in the interior of so. Calif. An increasingly scarce winter resident and very rare summer resident along the coast of so. Calif. Prefers dry open habitats such as grasslands and ag fields.	Possible
Icteria virens	Yellow-breasted Chat	--	-	G5	S3	SC	(Nesting) summer resident; inhabits riparian thickets of willow & other brushy tangles near watercourses.	Unlikely
Lanius ludovicianus	Loggerhead Shrike	-	-	G4	S4	SC	(Nesting) broken woodlands, savannah, PJW, JTW, & RW, desert oases, scrub & washes. Widely distributed across North America but has declined throughout most of its range in recent decades. Has recently declined in its Calif. population. Found perched on fences and posts from which prey items can be seen hanging from a sharp object such as a barbed-wire fence.	Likely
Melanerpes lewis	**Lewis' Woodpecker (nesting)**	-	-	G4S?	-	-	Open Ponderosa Pine Forest, open riparian woodland dominated by cottonwood, and logged/burned pine forest. Breeding birds also found in oak woodland, nut/fruit orchards, PJW, a variety of pine and fir forests, and agricultural areas including farm and ranchland. Important breeding habitat include open canopy, brushy understory offering ground cover and abundant insects, and dead or downed woody material.	**Known:** Two individuals (a pair) observed by DMEC
***Picoides nuttallii* (nesting)**	**Nuttall's Woodpecker**	-	-	G5S?	-	-	Prefers mesic habitats. Occupies chaparral plant communities mixed with scrub oak, wooded canyons, and riparian woodlands. Forages on tree trunks, probing crevices and chipping away loose bark.	**Known:** reported by Wendy Langhans (pers. comm.

Scientific Name	Common Name[17]	Fed.[18]	State	G-Rank	S-Rank	CDFG	Habitat Requirements[19]	Likelihood of Occurrence[20]
								21 July 2005)
Polioptila californica californica	Coastal California Gnatcatcher	T	-	G3	S2	SC	Obligate, permanent resident of several distinct alliances of CSS below 2500 ft in so. Calif. Brood parasitism by Brown-headed Cowbird and loss of habitat to urban development have caused population decline. On 24 October 2000, USFWS published a Final Rule to designate critical habitat for this species. On 24 April 2003, the USFWS published a Proposed Rule re-evaluating the boundaries. They proposed to designate 495,795 acres of land as critical habitat. The project site is not located within designated or proposed critical habitat areas for this species.	Possible: Prior to Fire, project site provided suitable CSS habitat. When suitable CSS recovers, focused surveys recommended.
Strix occidentalis occidentalis	California Spotted Owl	-	-	G3T3	S3	SC	Mixed conifer forest, often with an understory of Black Oaks & other deciduous hardwoods. Preferred forest canopy closure of greater than 40%. Most often found in deep-shaded canyons, on north-facing slopes, and within 300 meters of water.	Likely
Toxostoma redivivum	California Thrasher	-	-	G5S?	-	-	Chaparral-covered foothills.	Likely
Vireo bellii pusillus	Least Bell's Vireo*	E	E	G5T2	S2	-	(Nesting) summer resident of so. Calif. in low riparian near water or dry river bottoms; < 2000 ft. Breeds primarily in riparian habitats dominated by willows (*Salix* spp.) with dense understory vegetation. A dense shrub layer two to ten feet above ground is the most important habitat characteristic for this species. On 2 February 1994, the USFWS published a final critical habitat for this species, designating approx. 37,560 acres of land in Santa Barbara, Ventura, Los Angeles, San Bernardino, Riverside, and San Diego counties, Calif. The project site is not located within the designated critical habitat area.	Unlikely: Simi Fire took suitable habitat. When suitable riparian habitat recovers onsite, focused surveys for this species are recommended.
MAMMALS								
Antrozous pallidus	Pallid Bat	-	-	G5	S3	SC	Deserts, Gr, shrublands, woodlands & forests. Most common in open, dry habitats with rocky areas for roosting. A locally common year-round resident at low elevations throughout most of Calif. Forages primarily on the ground for large insects. Roosting habitat consists of caves, crevices, mines, and occasionally hollow trees and buildings.	Possible
Bassariscus astutus	Ring-tailed Cat	-	-	G5	(S2)	SC, FP	Never far from water. Found in rocky dry areas such as chaparrals and deserts from southwestern Wyoming to central Mexico. Occasionally will live in woodlands. This species makes nests of leaves and grass, and lives in caves, hollow tree trunks, abandoned burrows, or in buildings.	Likely
Corynorhinus townsendii pallescens	Pale Big-eared Bat	-	E	G4T4	S2S3	SC	Lives in a wide variety of habitats but most common in mesic sites. One of two subspecies of Townsend's Big-eared Bat that occur throughout most of Calif. Pale Big-eared Bat occurs in the southern part of the state and occupies a variety of habitats including oak	Possible

Baja California, Mexico, where it breeds in low to middle elevations. Though the bird clearly prefers open oak and pine-oak woodlands, populations have adapted locally to warm, dry environments without oaks. It nests in mostly natural cavities and sometimes in old woodpecker holes. Females build nests with grass, moss, feathers, shredded bark, and other material mostly from mid-March through April. The bird requires an elevated perch from which to forage, and changes its feeding strategy to correspond with the seasons. Oak Titmouse declined 1.9% per year throughout California from 1980 through 1996. Oak Titmouse experienced a 1.6% annual decline in the California foothills from 1966 through 1996. Habitat loss from development is the greatest threat to the species. (Summarized from National Audubon Society [2002] available at: http://audubon2.org/webapp/watchlist/viewSpecies.jsp?id=148.)

Lewis' Woodpecker (*Melanerpes lewis*)

A pair of Lewis' Woodpecker was observed by DMEC flying above Coastal Sage Scrub and perching in emergent Coast Live Oak trees onsite in the south central portion of the project site. This species is listed on the CDFG Special Animals List with a Global-rank of G4S? Lewis's Woodpecker is of high conservation importance, because of its relatively small and patchy distribution, low overall density, and association with mature montane and riparian forests. This species exhibits a significant long-term decline overall, as populations may have declined by as much as 50% since 1966. Lewis' Woodpecker breeding distribution ranges from interior southern British Columbia and southwestern Alberta south to Arizona and New Mexico, and from coastal California east to Colorado. Virtually the entire Canadian population occurs in British Columbia. Winter distribution is from interior southern British Columbia (casually) south through the western states to northern Mexico, but mainly in the southwestern United States. Three principal habitats are open Ponderosa Pine Forest, open riparian woodland dominated by cottonwood, and logged or burned pine forest; however breeding birds are also found in oak woodland, nut and fruit orchards, Pinyon Pine-Juniper Woodland, a variety of pine and fir forests, and agricultural areas. Important aspects of breeding habitat include an open canopy, a brushy understory offering ground cover and abundant insects, and dead or downed woody material. Male upperparts consist of greenish-black head, back, wings and tail, and a light gray collar. Face, chin, and cheeks are red, the breast is light gray, and the belly is pinkish. Females are very similar to adult males. Nest cavities are excavated in a trunk or large branches of large, dead, decaying, or burned trees, often just below a limb or large knot. (Cornell Lab of Ornithology 2003, available at http://www.birds.cornell.edu/bfl/speciesaccts/lewwoo.html.)

Nuttall's Woodpecker (*Picoides nuttallii*)

A Nuttall's Woodpecker was observed at Towsley Park by Wendy Langhans, with the Mountains Recreation and Conservation Authority (Wendy Langhans, pers. comm. 21 July 2005). This species is listed with a Global-rank of G5S?. Nuttall's Woodpecker is a small black and white woodpecker 6.75 inches in length with a black-and-white barred back, wings and outer tail. The underparts are white with spotted flanks, and the face is black and white with white patch above bill (rear crown patch is red in males). This bird is resident from northern California to Baja California. Scrub oak communities, oak woodlands, and streamside growth are the preferred habitats of this species (Field Guide to Birds of North America, 2002-2005, Mitch Waite Group, available at: http://identify.whatbird.com/obj/182/_/Nuttalls_Woodpecker.aspx

~~http://identify.whatbird.com/obj/182/_/Nuttalls_Woodpecker.aspx~~). Nuttall's Woodpecker behaves like large nuthatches, foraging on the trunks and branches of oaks and other trees,

unincorporated areas of the County. Individual cities may have adopted the county ordinance or their own ordinance, which may be more stringent.

Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the protected zone of any tree of the oak tree genus, which is 8 inches or more in diameter, 4½ feet above mean natural grade, or in the case of oaks with multiple trunks, a combined diameter of 12 inches or more of the two largest trunks, without first obtaining a permit. Damage includes but is not limited to: burning, trenching, excavating, paving, application of toxic substances, pruning or cutting, operation of machinery or equipment, and changing the natural grade.

Several species of oak trees are native to Los Angeles County. All oak species are covered by the oak tree ordinance. Older oak trees that have thrived under natural rainfall patterns of dry summers and wet winters often cannot tolerate the extra water of a garden setting. These trees must be treated with special care if they are to survive. Oaks that have been planted into the landscaped areas or have sprouted as volunteers tend to be more tolerant of watered landscapes. While these vigorous young trees may grow 1½ to 4 feet a year in height under good conditions, they are not as long-lived as naturalized oaks or oaks grown in a more natural setting.

5.6.5.3. State of California Oak Woodlands Legislation

Recent legislation (SB1334) adopted by the California Legislature for the preservation and conservation of oak woodlands, provided for the inclusion of §21083.4 to the Public Resources Code (CEQA Statute). The new section requires projects, for which an EIR must be prepared, and a significant impact to oak woodlands would occur, one or more of the following mitigation alternatives shall be required to mitigate the significant effects of the conversion of oak woodlands:

- Conserve oak woodlands, through the use of conservation easements.
- Plant an appropriate number of trees, including maintaining plantings and replacing dead or diseased trees.
- The requirement to maintain trees pursuant to this paragraph terminates seven (7) years after the trees are planted.
- Mitigation pursuant to this paragraph shall not fulfill more than one-half of the mitigation requirement for the project.
- The requirements imposed pursuant to this paragraph also may be used to restore former oak woodlands.
- Contribute funds to the Oak ~~Woodlands Conservation~~ Forest Special Fund, as established under subdivision (a) of Section 1363 of the Fish and Game Code, for the purpose of purchasing oak woodlands conservation easements, as specified under paragraph (1) of subdivision (d) of that section and the guidelines and criteria of the Wildlife Conservation Board. A project applicant that contributes funds under this paragraph shall not receive a grant from the Oak ~~Woodlands Conservation~~Forest Special Fund as part of the mitigation for the project.
- Other mitigation measures developed by the County.

- ***Juglans californica* var. *californica* (Southern California Black Walnut):** This species is a CNPS List 4 species. Occasional individuals (a few small stands) were observed by BonTerra Consulting and DMEC in the southwestern corner of project site.
- ***Navarretia hamata* ssp. *hamata* (Skunk Navarretia):** This species is a species of local concern (Boyd 1999, Magney 2001). Approximately 50 individuals of *N. hamata* ssp. *hamata* were observed by DMEC near the "empty pond" in the middle portion of the project site in Ruderal Grassland Alliance. This taxon is treated as a locally rare species onsite, as it is considered a locally rare species in Ventura County (Magney 2005) and is not reported in the Liebre Mountains flora by Boyd (1999). No collections are reported this far north in Los Angeles County in the Jepson Herbarium online database for this variety.

Exhibit 5.6-20 (provided above) shows the footprint of the project in relation to the location of observed sensitive species onsite.

Six (6) of the 27 special-status plant species are *likely* to occur at Lyons Canyon Ranch. Species that are likely to occur onsite have required habitat existing at the project site and the species has been reported nearby, and they include:

- *Aster greatae* (Greata's Aster);
- *Erodium macrophyllum* (Round-leaved Filaree);
- *Horkelia cuneata* ssp. *puberula* (Mesa Horkelia);
- *Lepidium virginicum* var. *robinsonii* (Robinson's Pepper-grass);
- *Nolina cismontana* (Chaparral Nolina); and
- *Senecio aphanactis* (Rayless Ragwort).

There is potential to impact these special-status plant species that are likely to occur onsite as a result of the Lyons Canyon Ranch project.

Loss of *Ambrosia confertiflora* (Weakleaf Burweed) Plants Known Onsite

Ambrosia confertiflora was observed onsite; however, the exact location was not reported by BonTerra Consulting. The population found on Lyons Canyon Ranch represents the northernmost known occurrence of *A. confertiflora* in Los Angeles County and one of only eight known populations (based on Jepson Herbarium database search) in the County. Only one (now likely extirpated) population is known in Ventura County (Marr Ranch in Simi Valley – *A.C. Sanders 22916* UCR). The loss of individual *A. confertiflora* plants is considered a significant impact.

Level of Significance Before Mitigation: Significant

Recommended Mitigation Measure:

~~**BIO1 Seasonal Survey, Gather and Grow in Preserved Habitat, and Maintain and Monitor.** A seasonal survey shall be conducted prior to ground disturbing activities to account for all occurrences of *Ambrosia confertiflora* species and any other special-status plant species onsite. The survey shall be conducted by a qualified botanist acceptable to the Department of Regional Planning (DRP) and familiar with the flora of the Santa Susana~~

~~Mountains. Seeds shall be gathered when ripe and transferred to a native plant nursery experienced with propagating *Ambrosia confertiflora* or similar species, and grown out to 1-gallon container size. These plants shall be planted in suitable preserved habitat outside fuel modifications areas found onsite at a ratio of 10 plants for every 1 plant impacted by the project.~~

~~Potential *Ambrosia confertiflora* mitigation areas onsite are shown on Exhibit 5.6-21, Potential Special-status Plant Species Mitigation Areas. The estimated mitigation area available for plantings of *Ambrosia confertiflora* is approximately 5.58 acres.~~

~~Seeds required for restoration plantings of *Ambrosia confertiflora*, as well as for other special-status species to be impacted onsite (see discussion below), shall be obtained from the native trees, shrubs, herbs, and grasses to be cleared from the project site during construction activities. If additional seeds are required to complete the restoration effort, seeds and/or plant material may also be salvaged from other areas of the project site. Additional seeds should only be collected from areas of the project site that are already disturbed in order to prevent any additional impacts. The seeds from preserved special-status plant species inhabiting the property shall be manually collected, without damage to the living plants or their habitats, during their appropriate seeding periods and used for planting onsite to mitigate for impacts to special-status species.~~

~~All replacement seed stock shall be obtained from the existing project site vegetation. The contractor shall provide to DRP a list of any materials that must be obtained from other than onsite sources prior to planting. Unacceptable plant material will be rejected, at the contractor's expense, by restoration specialists.~~

~~The planted plants shall be maintained and monitored for a period of five (5) years after initial planting, with annual reports submitted to the County.~~

BIO1 Supplemental Surveys. Prior to site disturbance activities associated with the proposed project, supplemental seasonal field surveys for *Ambrosia confertiflora, and any other special-status plant species*, should be conducted to clearly determine and to mark off the exact locations and numbers of plants onsite in the development footprint as well as those to be preserved. Surveys should be conducted in the spring prior to construction to flag locations of special-status plants within and immediately adjacent to the project site. As many seeds as possible of populations within the grading areas shall be salvaged and planted in preserve areas. Rancho Santa Ana Botanic Garden would be an appropriate facility to conduct the salvage, storage, and ongoing propagation of these special-status plant species.

Avoidance and Protection. Areas with *Ambrosia confertiflora*, and other special-status plant species, outside of the development footprint shall be avoided and preserved in perpetuity through an appropriate recordable legal instrument. The legal document shall be recorded prior to issuance of a grading permit. A qualified botanist shall survey for, and appropriately mark, all populations of special-status plant species at Lyons Canyon Ranch that are to be avoided and preserved. Where avoidance and protection is not possible, mitigation shall be accomplished through seed planting.

Seed Collection and Propagation. A seasonal survey A seasonal survey shall be conducted in suitable habitat after the flowering season and shall be obtained from the native trees, shrubs, herbs, and grasses cleared from the project site during construction

activities. The survey shall be conducted by a qualified botanist familiar with the flora of the Santa Susana Mountains. Seeds shall be collected when ripe, cleaned, and stored by a qualified nursery or institution with appropriate storage facilities, and transferred to a native plant nursery experienced with propagating special-status plant species and grown out to 1-gallon container size. The best time to sow seed is in the fall in conjunction with the onset of rain. These plants shall be planted in suitable preserved habitat onsite at a ratio of 10 plants for every 1 plant impacted by the project. The propagated plants shall be maintained and monitored for a period of five (5) years after initial planting, with annual reports submitted to the County.

Determine Final Mitigation Sites. A site analysis plan must be conducted to determine potential planting areas and to identify the most appropriate mitigation site(s) acceptable to the Los Angeles County Department of Regional Planning, which should be conducted prior to seed collection. A detailed mitigation plan shall be prepared and submitted to the appropriate agencie(s) for review prior to implementation. The plan must be prepared by a qualified botanist as determined by Los Angeles County Director of Planning. Potential mitigation areas for special-status plant species onsite are shown above on Exhibit 5.6-21, Potential Special-Status Plant Species Mitigation Areas**.** The estimated mitigation area available for relocation and plantings of *Ambrosia confertiflora* and other special-status plant species is approximately 5.58 acres.

Prepare Detailed Mitigation Plan. Following seed collection, special-status species plantings shall be planted into suitable mitigation sites in the undeveloped portions of the project site, or in an adjacent undeveloped acreage that shall be preserved in perpetuity. A qualified botanist shall be selected by the applicant that is acceptable to the County to prepare and implement a detailed mitigation plan, which shall include the following requirements:

- Following collection, seeds shall be stored by a qualified nursery, or by an institution with appropriate storage facilities. Then, the upper 12 inches of topsoil from the special-status plant species locations shall be scraped, stockpiled, and re-spread at the selected mitigation site(s).
- The mitigation site(s) shall be located in dedicated open space on the project site, or at an appropriate offsite location acceptable to the County. The site shall be selected based on the species habitat requirements and to promote growth of the individual plantings and the population as a whole.
- The mitigation site(s) shall be prepared for seeding and plantings as described in a detailed restoration plan.
- The topsoil shall be re-spread in the selected location as approved by the project biologist. Approximately sixty percent (60%) of the seeds shall be planted in the site during the fall, following soil preparation. Forty percent (40%) of the seeds shall be kept in storage by a qualified nursery for subsequent seeding, if necessary.
- A detailed maintenance and monitoring plan for the mitigation site shall be developed by a qualified botanist prior to issuance of the grading permit. The plan shall include descriptions of maintenance activities appropriate for the site, monitoring requirements, and annual reporting requirements. The project botanist shall have the full authority to

suspend any operation on the project site that is directly impacting special-status plants outside the approved development footprint, and to suspend any activity related to the special-status plants that is not consistent with the restoration plan. Any dispute regarding the consistency of an action with the restoration plan shall be resolved by the applicant and the County of Los Angeles Department of Regional Planning.

- The performance criteria developed in the maintenance and monitoring plan shall include requirements for a minimum of 60 percent germination of the amount of plant material collected and transferred to the mitigation site. This assumes that there will be a 40 percent mortality of the seed plantings. The performance criteria should also include percent cover created by the established plants, density, and seed production requirements, and shall be developed by the project botanist following habitat analysis of other existing high-quality special-status species habitat. Performance monitoring shall be conducted by a qualified botanist.
- If the seed germination goal of 60 percent is not achieved following the first season, remediation measures shall be implemented prior to planting with the remaining 40 percent of collected seeds. Remedial measures shall include at a minimum: soil testing and amendments, control of invasive species, and physical disturbance of the planted areas by raking (or similar actions) to provide scarification of the seed.
- Potential seed sources from donor sites shall also be identified in case it becomes necessary to collect additional seeds for use on the site, following performance of remedial measures. The contractor shall provide a list of any materials that must be obtained from other than onsite sources prior to planting. Unacceptable plant material will be rejected, at the contractor's expense, by restoration specialists.
- Site shall be maintained and monitored or five years to ensure that the newly created special-status species populations are self-sustaining, with annual reports submitted to the County.

BIO2 Implement Conditions of Approval Related to Preserve Maintenance. The Lyons Canyon Ranch project shall provide for the establishment of a Home Owners' Association (HOA) and the preparation of Conditions, Covenants, and Restrictions (CC&Rs) prior to the recordation of the final tract map as a condition of project approval. The HOA shall be governed by CC&Rs that describe all aspects of property maintenance of common area preserves and biological resource mitigation areas under control of the HOA. The HOA shall be fully funded, pursuant to, and consistent with, the recorded CC&Rs.

The Lyons Canyon Ranch project HOA shall be responsible to maintain all common areas consistent with the applicable mitigation measures and conditions of approval adopted by the County of Los Angeles. The applicable mitigation measures and conditions of approval that fall under the responsibility of the HOA shall be explicitly specified in the CC&Rs, and shall be verified by the County of Los Angeles prior to recordation of the final tract map.

Prior to undertaking any activities within preserve areas, the HOA shall retain the services of a wildlands ecologist acceptable to the DRP and familiar with plants and wildlife native to the Santa Clarita region to provide review and approve of the specific activities in preserve parcels. The ecologist shall also oversee HOA maintenance staff, when performing

definition of Threatened or Endangered. Impacts to a CNPS List 1B species would be considered significant depending on the size of the population located within the impact area.

The proposed project would impact several individual *Calochortus clavatus* var. *gracilis* plants, which is considered a *significant impact*.

The proposed project would impact approximately 45 individual *Calochortus plummerae* plants, which is considered a *significant impact*.

Recommended Mitigation Measure:

To mitigate for the loss of several individual *Calochortus* plants, avoidance, bulb translocation, seed collection and propagation, and mitigation monitoring in protected locations are identified as four means to reduce the level of impact from significant to less than significant. This genus is not difficult to propagate ~~propogate~~ from a production standpoint as long as species of *Calochortus* are not over-watered and are protected from predators (snails, slugs, birds, rabbits, and rodents) (Carol Bornstein, pers. comm. 30 January 2006).

BIO3 Supplemental Surveys. Prior to site disturbance activities associated with the proposed project, supplemental seasonal field surveys for *Calochortus plummerae* and *Calochortus clavatus* shall be conducted to clearly determine and to mark off the exact locations and numbers of plants onsite in the development footprint as well as those to be preserved. Surveys shall be conducted in the spring prior to construction to flag locations of *Calochortus* within and immediately adjacent to the project site. All bulbs and seeds of populations within the grading areas shall be salvaged, translocated, and subsequently planted in preserve areas. Rancho Santa Ana Botanic Garden would be an appropriate and County acceptable facility to conduct the translocation, storage, and ongoing propagation of these species.

Avoidance and Protection. Areas with *Calochortus* outside of the development footprint shall be avoided and preserved in perpetuity through an appropriate recordable legal instrument. The legal document shall be recorded prior to issuance of a grading permit. A qualified botanist shall survey for, and appropriately mark, all populations of *Calochortus* at Lyons Canyon Ranch that are to be avoided and preserved. Where avoidance and protection is not possible, mitigation shall be accomplished through seed collection, bulb translocation and subsequent planting.

~~**Bulb Translocation.** A pre-construction survey during the peak flowering period, approximately March through June, shall be conducted by a qualified botanist, acceptable to the DRP, in the areas of the project site that will be disturbed, and all individual *Calochortus* plants shall be marked for subsequent relocation. Each impacted *Calochortus* bulb shall be clearly delineated with pin flags for collection by a qualified collector. Bulbs shall be collected after the flowering period when the plants are dormant. Where high lily concentrations exist onsite, the first ten inches or more of topsoil shall be moved in large blocks to the selected revegetation site. The salvaged bulbs or bulb-containing topsoil shall be translocated to an appropriate site(s) acceptable to the DRP within the preserved portions of the project site.~~

Bulb Translocation. A pre-construction survey during the peak flowering period, approximately March through June, shall be conducted by a qualified botanist, acceptable to

the Los Angeles County Department of Regional Planning, in the areas of the project site that will be disturbed, and all individual *Calochortus* plants shall be marked for subsequent relocation. Each impacted *Calochortus* bulb shall be clearly delineated with pin flags for collection by a qualified collector. Bulbs shall be collected after the flowering period when the plants are dormant. If necessary, the bulbs could be lifted when the shoots are just breaking the soil surface; however, care should be taken not to damage the bulb itself, as well as the root mass. Any lifted bulbs with shoots would require immediate planting since they are actively growing (since they are not dormant). Where high lily concentrations exist onsite, a qualified biologist shall conduct initial hand sampling (hand digging) to determine the depth of the existing bulbs within the topsoil layer (approximately 10 to 15 inches deep). Once an estimated average depth of bulbs is determined, machinery can then finish digging up the bulbs to be translocated. The determined depth of topsoil shall be moved in large blocks to the selected revegetation site. The salvaged bulbs or bulb-containing topsoil shall be translocated to an appropriate site(s) within the preserved portions of the project site.

Seed Collection and Propagation. *Calochortus* are typically grown from seed for mitigation purposes (Carol Bornstein, pers. comm. 30 January 2006). A seasonal survey prior to grading shall be conducted in suitable habitat during and after the flowering season to collect seeds. The survey shall be conducted by a qualified botanist acceptable to the DRP and familiar with the flora of the Santa Susana Mountains. Seeds shall be collected when ripe, cleaned, stored by a qualified nursery or institution with appropriate storage facilities, and transferred to a native plant nursery experienced with propagating *Calochortus* species and grown out to 1-gallon container size. The best time to sow seed is in the fall in conjunction with the onset of rain. *Calochortus* usually takes at least three (3) years to achieve flowering size, depending upon the species (Carol Bornstein, pers. comm. 30 January 2006). These plants shall be planted in suitable preserved habitat onsite and acceptable to the DRP at a ratio of 10 plants for every 1 plant impacted by the project. The propagated plants shall be maintained and monitored for a period of five (5) years after initial planting, with annual reports submitted to the County.

Determine Final Mitigation Sites. A site analysis plan must be conducted prior to bulb collection to determine potential planting areas and to identify the most appropriate mitigation site(s) acceptable to the DRP. A detailed mitigation plan shall be prepared and submitted to the ~~DRP~~ appropriate agencies for review prior to implementation. The plan must be prepared by a qualified botanist as determined by Los Angeles County Director of Planning. Potential mitigation areas for *Calochortus* species onsite are shown above on Exhibit 5.6-21, Potential Special-status Plant Species Mitigation Areas**.** The estimated mitigation area available for relocation and plantings of *Calochortus* is approximately 28.53 acres.

Prepare Detailed Mitigation Plan. Following seed and bulb collection, the *Calochortus* shall be relocated into a suitable mitigation site in the undeveloped portion of the project site, or in an adjacent undeveloped acreage that shall be preserved in perpetuity. A qualified botanist shall be selected by the applicant that is acceptable to the County to prepare and implement a detailed mitigation plan, which shall include the following requirements:

- Following collection, seeds and bulbs shall be stored by a qualified nursery, or by an institution with appropriate storage facilities. ~~Then, the upper 12 inches~~ Then, the ~~of~~

Cumulative Impacts:

Habitat for nesting birds has decreased significantly in Los Angeles County since European colonization and urban development has increased substantially in the last decade in the Santa Clarita Valley region. The loss of unoccupied individual bird nests (other than raptor nests) and nesting habitat is considered a less-than-significant impact; however, the loss of an occupied nest is considered a significant impact. Currently proposed and permitted projects will further reduce existing bird nests and habitat for nesting birds in the near future. The cumulative loss of bird nests and nesting habitat would contribute to the incremental and cumulative loss of such habitat, and is considered a *cumulatively potentially significant* impact.

Loss of and Disturbance to Mammal Wildlife During Construction

Vegetation clearing and grading activities will result in the loss of or harm to mammal species that cannot escape the project site. In particular, small (burrowing) mammals hide in shrubs and herbaceous vegetation or in holes when threatened, and may be harmed during vegetation clearing activities. However, larger mammals will flee the area due to construction preparation activities and the mere presence of human beings. Assuming the adjacent habitats are fully occupied, those wildlife species that escape harm from heavy equipment have a high potential for death because of competition with other mammals occupying the habitats the refugees invade.

Level of Significance Before Mitigation: Potentially Significant.

Recommended Mitigation Measure:

Implementation of **BIO11** should mitigate for project-related impacts to mammal wildlife during construction.

Level of Significance After Mitigation: Less Than Significant

Cumulative Impacts:

Habitat for mammals has decreased significantly in Los Angeles County since European colonization and urban development has increased in the last decade in the Santa Clarita Valley region. Currently proposed and permitted projects will further reduce habitat in the near future; however, since a majority of the land within the region is preserved, and a majority of the project site habitat will be preserved, the cumulative impact to common mammal wildlife is considered *cumulatively less than significant*.

DIRECT IMPACTS TO SPECIAL-STATUS WILDLIFE SPECIES

The identified potential impacts to special-status wildlife species, as a result of the Lyons Canyon Ranch project, include those listed above in Impacts to General Wildlife Species.

~~Sitxy (60)~~ Sixty-two (62) special-status wildlife species have the potential to occur on Lyons Canyon Ranch, based on known occurrences in the vicinity of the project site (refer to Table 5.6-12, Special-Status Wildlife Species with Potential to Occur at Lyons Canyon Ranch). No federal

or state listed wildlife species were observed at Lyons Canyon Ranch; however, ~~four~~ six special-status wildlife species/resources were observed or detected onsite or immediately adjacent to the project site. ~~Three~~ Five special-status wildlife species were observed or detected by DMEC, including: Cooper's Hawk (*Accipiter cooperi*) flying overhead, San Diego Desert Woodrat (*Neotoma lepida intermedia*) detected by a nest, ~~and~~ Oak Titmouse (*Baeolophus inornatus*) Lewis' Woodpecker (*Melanerpes lewis*), an Diego Desert Woodrat (*Neotoma lepida intermedia*) detected by a nest, and a Barn Owl (*Tyto alba*) nest. (Note: all active raptor nests, of common or special-status species, are regulated by California Fish and Game Code Sections 3503, 3503.5, and 3513) . The ~~fourth~~ sixth species, Nuttall's Woodpecker (*Picoides nuttallii*), was observed at Towsley Park by Wendy Langhans, with the Mountains Recreation and Conservation Authority (Wendy Langhans, pers. comm. 21 July 2005). It should also be noted that DMEC observed an occupied Barn Owl (*Tyto alba*) nest in Coast Live Oak (*Quercus agrifolia*) onsite.

The observed special-status wildlife species are described briefly below:

- **Cooper's Hawk (*Accipiter cooperii*):** Cooper's Hawk is a California Species of Concern. DMEC observed one individual Cooper's Hawk flying overhead onsite during biological surveys. The project site provides suitable foraging as well as nesting habitat for the Cooper's Hawk. Declines of the Cooper's Hawk in the late 1940s and 1950s were blamed on DDT and pesticide contamination. Populations started increasing in the late 1960s, but it is still listed as threatened or of special concern in a number of states. (Cornell Lab of Ornithology 2003.)

- **Barn Owl (*Tyto alba*) Nest:** A Barn Owl (*Tyto alba*) was observed flying from a nest in a Coast Live Oak tree onsite in the southeastern portion of the project site. The nest appeared to be occupied and active. Although Barn Owl has no protection as a species, all raptor nests are protected by the California Fish and Game Code Section 3503.5.

- **Oak Titmouse (*Baeolophus inornatus*):** An Oak Titmouse was also observed by DMEC in a Coast Live Oak tree onsite in the south central portion of the project site. This species is listed with a Global-rank of G5, and a State-rank of S3?. Though the bird clearly prefers open oak and pine-oak woodlands, populations have adapted locally to warm, dry environments without oaks. Oak Titmouse declined 1.9% per year throughout California from 1980 through 1996. Oak Titmouse experienced a 1.6% annual decline in the California foothills from 1966 through 1996. Habitat loss from development is the greatest threat to the species. (National Audubon Society [2002] available at: http://audubon2.org/webapp/watchlist/viewSpecies.jsp?id=148 2002 by.)

- **Lewis' Woodpecker (*Melanerpes lewis*):** A pair of Lewis' Woodpecker was observed by DMEC flying above Coastal Sage Scrub and perching in emergent Coast Live Oak trees onsite in the south central portion of the project site. This species is listed on the CDFG Special Animals List with a Global-rank of G4S? Lewis' Woodpecker is of high conservation importance, because of its relatively small and patchy distribution, low overall density, and association with mature montane and riparian forests. This species exhibits a significant long-term decline overall, as populations may have declined by as much as 50% since 1966. (Cornell Lab of Ornithology 2003, available at http://www.birds.cornell.edu/bfl/speciesaccts/lewwoo.html).

- **Nuttall's Woodpecker (*Picoides nuttallii*):** A Nuttall's Woodpecker was observed at Towsley Park by Wendy Langhans, with the Mountains Recreation and Conservation

Authority (Wendy Langhans, pers. comm. 21 July 2005). This species is listed with a Global-rank of G5S?. Scrub oak communities, oak woodlands, and streamside growth are the preferred habitats of this species (Field Guide to Birds of North America, 2002-2005, Mitch Waite Group, available at: http://identify.whatbird.com/obj/182/_/Nuttalls_Woodpecker.aspx).

- **San Diego Desert Woodrat (*Neotoma lepida intermedia*):** This species is a California Species of Concern. A nest of this rodent was observed by DMEC during small mammal trapping onsite. Populations may be impacted by habitat loss to agricultural and urban development, isolation and fragmentation of habitats, and wildfires, especially in cactus areas (Aquarium of the Pacific Animal Data Base).

Temporary harm to, or permanent loss of, any special-status wildlife species observed onsite is considered a *significant impact*; therefore, all potential impacts to special-status wildlife species observed onsite should be avoided and minimized to the maximum extent possible. This project may contribute to this species' habitat destruction and fragmentation, which are ultimately responsible for the continuing decline of these sensitive species.

Exhibit 5.6-20, Grading Impacts to Special-Status Species Observed at Lyons Canyon Ranch (provided above), shows the footprint of the project in relation the location of observed sensitive species onsite.

Of the ~~60~~62 special-status wildlife species tracked in the project region, ~~19~~20 special-status wildlife species are *likely* to occur onsite, based on suitable required habitat present onsite, and based on the CNDDB results for special-status wildlife species tracked in the vicinity of the project site (CDFG 2005).

The ~~19~~ 20special-status wildlife species *likely* to occur onsite include:

- Silvery Legless Lizard (*Anniella pulchra pulchra*);
- Coastal Western Whiptail (*Aspidoscelis tigris stejnegeri*);
- Rosy Boa (*Charina trivirgata*);
- San Diego Banded Gecko (*Coleonyx variegates abbotti*);
- San Diego Horned Lizard (*Phrynosoma coronatum*);
- Coast Patch-nosed Snake (*Salvadora hexalepis virgultea*);
- Southern California Rufous-crowned Sparrow (*Aimophila ruficeps canescens*);
- Grasshopper Sparrow (*Ammodramus savannarum*);
- Bell's Sage Sparrow (*Amphispiza belli* ssp. *belli*);
- California Spotted Owl (*Strix occidentalis occidentalis*);
- Long-eared Owl (*Asio otus*);
- Costa's Hummingbird (*Calypte costae*);
- Lawrence's Goldfinch (*Caroluelis lawrencei*);
- Lark Sparrow (*Chondestes grammacus*);
- Northern Harrier (*Circus cyaneus*);
- Loggerhead Shrike (*Lanius ludovicianus*);
- California Thrasher (*Toxostoma redivivum*);
- Ring-tailed Cat (*Bassariscus astutus*);

Loss of Oak Titmouse (*Baeolophus inornatus*) and Foraging and Nesting Habitat

Oak Titmouse is listed with a Global-rank of G5, and a State-rank of S3?. An Oak Titmouse was also observed by DMEC in a Coast Live Oak tree onsite in the south central portion of the project site. The project site provides suitable foraging and/or nesting Coast Live Oak Woodland habitat for this species. Any impacts to this species may be considered significant under Section 15380 of the *State CEQA Guidelines* if construction occurs during nesting season and this species is present.

The loss of Oak Titmouse individuals would be considered a *significant* impact if construction occurs during the nesting season and the species is present. The loss of 8.79 acres of Coast Live Oak Upland Woodland and Coast live Oak Riparian Woodland habitats (resulting from direct grading impacts) for this species would also be considered a *significant* impact.

Level of Significance Before Mitigation: Significant

Recommended Mitigation Measure:

Implementation of Mitigation Measures **BIO12 through BIO16** (described above) should adequately mitigate project-related impacts to Oak Titmouse, except for incremental loss of habitat.

Level of Significance After Mitigation: The significance after mitigation would be *significant and unavoidable* since 8.79 acres of Coast Live Oak Woodland and Coast live Oak Riparian Woodland habitats, which are suitable and occupied foraging and nesting habitats for Oak Titmouse, will be permanently lost.

Cumulative Impacts:

The direct loss of foraging and nesting habitat for Oak Titmouse at the project site contributes to the cumulative loss of habitat for this bird species. Suitable oak woodland habitat for Oak Titmouse exists onsite, and since suitable habitat to be preserved will be improved through enhancement actions, the cumulative loss of habitat will be mitigated in part; however, an incremental loss of oak woodland habitat will remain a project-related cumulative impact, and is considered *cumulatively significant and unavoidable*.

Loss of Lewis' Woodpecker (*Melanerpes lewis*) and Foraging and Nesting Habitat

Lewis' Woodpecker is listed on the CDFG Special Animals List with a Global-rank of G4S? A pair of Lewis' Woodpecker was observed by DMEC flying above Coastal Sage Scrub and perching in emergent Coast Live Oak trees onsite in the south central portion of the project site. The project site provides suitable foraging and/or nesting habitat for this species (open riparian woodland and oak woodland with brushy understory). Any impacts to this species may be considered significant under Section 15380 of the *State CEQA Guidelines* if construction occurs during nesting season and this species is present.

The loss of Lewis' Woodpecker individuals would be considered a *significant* impact if construction occurs during the nesting season and the species is present. The loss of 8.79 acres of Coast Live Oak Woodland and Coast live Oak Riparian Woodland (resulting from direct

grading impacts [no indirect fuel modification impacts expected]), and 3.75 acres of riparian scrub habitats (including the loss of 3.56 acres resulting from direct grading impacts and the loss of an additional 0.19 acre resulting from indirect fuel modification impacts) for this species would be considered a *significant* impact.

Level of Significance Before Mitigation: Significant

Recommended Mitigation Measure:

Implementation of Mitigation Measures **BIO12 through BIO16** (described above) should adequately mitigate project-related impacts to Lewis' Woodpecker, except for cumulative loss of habitat.

Level of Significance After Mitigation: The significance after mitigation would be *less than significant.*

Cumulative Impacts:

The direct loss of foraging and nesting habitat for Lewis' Woodpecker at the project site contributes to the cumulative loss of habitat for this bird species. Suitable oak woodland and riparian scrub habitats for Lewis' Woodpecker exists onsite, and since suitable habitat to be preserved will be improved through enhancement actions, the cumulative loss of habitat will be mitigated in part; however, an incremental loss of oak woodland and riparian scrub habitats will remain a project-related cumulative impact, and is considered *cumulatively significant and unavoidable*.

Loss of Nuttall's Woodpecker (*Picoides nuttallii*) and Foraging and Nesting Habitat

Nuttall's Woodpecker is listed with a Global-rank of G5S?. Thi species was observed at Towsley Park by Wendy Langhans, with the Mountains Recreation and Conservation Authority (Wendy Langhans, pers. comm. 21 July 2005). The project site provides suitable foraging and/or nesting habitat (oak woodlands and riparian scrub/woodlands) for this species. Any impacts to this species may be considered significant under Section 15380 of the *State CEQA Guidelines* if construction occurs during nesting season and this species is present.

The loss of Nuttall's Woodpecker individuals would be considered a *significant* impact if construction occurs during the nesting season and the species is present. The loss of 8.79 acres of Coast Live Oak Woodland and Coast live Oak Riparian Woodland (resulting from direct grading impacts [no indirect fuel modification impacts expected]), and 3.75 acres of riparian scrub habitats (including the loss of 3.56 acres resulting from direct grading impacts and the loss of an additional 0.19 acre resulting from indirect fuel modification impacts) for this species would be considered a *significant* impact.

Level of Significance Before Mitigation: Significant

Loss of Special-Status Bird Species Potentially Present

Since it is likely for ten (10) special-status bird species to occur onsite, there is potential for direct loss of these species, direct and indirect impacts to active nests, and a known loss of suitable habitat for these species. The impacts, to each special-status bird species likely to occur onsite, are discussed in the following paragraphs.

Southern California Rufous-crowned Sparrow (*Aimophila ruficeps canescens*)**:** The loss of potential Southern California Rufous-crowned Sparrow individuals onsite would be considered a *potentially significant* impact. The loss of observed Southern California Rufous-crowned Sparrow individuals would be considered a *significant* impact. The proposed project would result in the loss of 40.39 acres of potentially occupied Coastal Sage Scrub (including the loss of 33.06 acres resulting from direct grading impacts and the loss of an additional 7.33 acres resulting from indirect fuel modification impacts), 32.66 acres of potentially occupied Chaparral (including the loss of 23.57 acres resulting from direct grading impacts and the loss of an additional 9.09 acres resulting from indirect fuel modification impacts), and 2.66 acres of potentially occupied Rock Outcrops for this species. The loss of its suitable habitat is also considered a *significant* impact.

Grasshopper Sparrow (*Ammodramus savannarum*)**:** The loss of potential Grasshopper Sparrow individuals onsite would be considered a *potentially significant* impact. The loss of observed Grasshopper Sparrow individuals would be considered a *significant* impact. The proposed project would result in the loss of 29.53 acres of potentially occupied Grassland habitat for this species (including the loss of 26.85 acres resulting from direct grading impacts and the loss of an additional 2.68 acres resulting from indirect fuel modification impacts). The loss of its suitable habitat is also considered a *significant* impact.

Bell's Sage Sparrow (*Amphispiza belli* ssp. *belli*)**:** The loss of potential Bell's Sage Sparrow individuals onsite would be considered a *potentially significant* impact. The loss of observed Bell's Sage Sparrow individuals would be considered a *significant* impact. The proposed project would result in the loss of 40.39 acres of potentially occupied Coastal Sage Scrub, and 32.66 acres of potentially occupied Chaparral for this species. The loss of its suitable habitat is considered a *significant* impact.

California Spotted Owl (*Strix occidentalis occidentalis*)**:** The loss of potential California Spotted Owl individuals onsite would be considered a *potentially significant* impact. The loss of observed California Spotted Owl individuals would be considered a *significant* impact. The proposed project would result in the loss of 3.75 acres of potentially occupied Southern Riparian Scrub (including the loss of 3.56 acres resulting from direct grading impacts and the loss of an additional 0.19 acre resulting from indirect fuel modification impacts), and the loss 0.92 acre of potentially occupied Coast Live Oak Riaprian Woodland (resulting from direct grading impacts) for this species. The loss of its suitable habitat is considered a *significant* impact.

Long-eared Owl (*Asio otus*)**:** The loss of potential Long-eared Owl individuals onsite would be considered a *potentially significant* impact. The loss of observed Long-eared Owl individuals would be considered a *significant* impact. The proposed project would result in the loss of 3.75 acres of potentially occupied Southern Riparian Scrub (including the loss of 3.56 acres resulting from direct grading impacts and the loss of an additional 0.19 acre resulting from indirect fuel modification impacts), and the loss 0.92 acre of potentially occupied Coast Live Oak Riaprian

- ***Encroached Tree:*** Any tree, the protected zone of which is located within the grading limits of the project.
- ***Avoided Tree:*** Any tree that is neither lost nor encroached.
- ***Protected Zone:*** "…area within the dripline of an oak tree and extending there from to a point at least five feet outside the dripline, or 15 feet from the trunks of a tree, whichever distance is greater…" (Los Angeles County Oak Tree Ordinance 22.56.2060).

Based on the oak tree assessment and GIS database developed for the assessed oak trees, the number of oak trees potentially affected by the proposed project is calculated in Table 5.6-14, Impacts of Project on Onsite Oak Trees, which lists the trees by species. (Refer to *Oak Tree Report for Lyons Canyon Ranch* provided as Appendix H of this EIR for a more detailed account of the oak trees existing onsite.)

A total of ~~1,384~~1,395 oak trees meeting the Los Angeles County definition are documented to have occurred onsite prior to the Simi Fire of October 2003, as listed by species in Table 5.6-14 and illustrated in DMEC's and Interface Management Inc. oak tree assessment (provided as Appendix H of this EIR). Of these 1,395 oak trees onsite, the proposed project is expected to directly impact (or result in the loss of) 162 oak trees, and is expected to indirectly impact (encroach upon) 54 oak trees as a result of grading activities onsite. The remaining 1,179 oak trees would be avoided by the proposed project and preserved in the open space preserve areas of the site or in small internal park areas containing the avoided trees.

Table 5.6-14. Impacts of Project on Onsite Oak Trees[22]

Scientific Name	Common Name	Number of Lost Trees	Number of Encroached Trees	Number of Avoided Trees	Total Number
Quercus agrifolia ssp. *agrifolia*	Coast Live Oak	154(38)	49	1,152	1,355(38)
Quercus berberidifolia	Scrub Oak	2	0	17	19
Quercus lobata	Valley Oak	6	5	10(1)	21(1)
	Total:	**162(38)**	**54**	**1,179(1)**	**1,395(39)**

Heritage oak trees onsite are summarized in Table 5.6-15, Impacts of Project on Onsite Heritage Oak Trees. The location of heritage oaks that would potentially be impacted by the proposed project is illustrated in the oak tree assessment (Appendix H). A total of 13 heritage-size Coast Live Oak trees will be lost as a result of the proposed project, and 6 heritage Coast Live Oak trees will be encroached upon as a result of the proposed project. None of the heritage-sized Valley Oak trees would be lost from the proposed project; however, 3 heritage Valley Oak trees will be encroached upon as a result of the proposed project.

[22] Numbers in parentheses are the sum of the trees that were dead pre-fire plus the number of dead trees identified during surveys completed in June and September 2006. This table includes all oak trees onsite, including Heritage oak trees. Heritage oak trees are presented separately in Table 5.6-15, Impacts of Project on Onsite Heritage Oak Trees.

Contribute Funds to the Oak ~~Species Forest~~Forest Special Fund. If the success criteria for this mitigation measure are not met, the Applicant shall contribute to the Oak ~~Species Forest~~Forest Special Fund. The compensation rate shall be set at 50 percent of the assessed economic value of the trees lost, less the estimated economic value of the trees successfully covered under Mitigation Measures **BIO26** and **BIO27**. The economic value of the 164 oak trees to be lost is approximately $4,211,730. In addition, the economic value of the 54 trees to be encroached is approximately $2,125,400, totaling $6,337,130 (including $4,090,830 for 154 *Q. agrifolia* lost; $1,865,700 for 49 *Q. agrifolia* encroached, $12,000 for 2 *Q. berberidifolia* lost, $90,900 for 6 *Q. lobata* lost, and $252,600 for *Q. lobata* encroached).

Transplant Selected Mature Oak Trees Onsite. As part of the proposed project, the applicant proposes to transplant several mature and heritage oak trees, that will be impacted from the project, to onsite open areas and landscaped areas. Even though transplanting mature oak trees is expensive and may have a low success rate, the Applicant desires to transplant selected mature oak trees to potentially help mitigate the loss of oak habitat. A detailed transplantation plan shall be developed by a qualified arborist and submitted to the County for approval. Maintenance and monitoring of all transplanted oak trees shall be required for a period of ten (10) years after transplantation. No sensitive habitat shall be impacted as a result of any transplanting activities.

AND

BIO28 Plant Acorns or Oak Seedlings Onsite. To mitigate for the loss of 162, and the encroachment of 54, mature oak trees by the proposed project, sprouted oak acorns seedlings of the species impacted shall be planted in appropriate ratios. To mitigate for impacted oak trees, an overall mitigation ratio of 5 seedlings planted for each tree impacted (a 5:1 replacement ratio) shall be implemented. Therefore, 1,080 container seedlings would be required for mitigation for the impacts to 216 oak trees onsite. The planted seedlings shall be maintained and monitored for a period of seven (7) years after planting. Success of this mitigation measure will be achieved if 75 percent of the acorns or seedlings survive after 7 years. Implementation of **BIO1** should also mitigate for impacts to oak species and woodland onsite.

AND

BIO29 Replace Oak Woodland Habitat Onsite. Oak woodland impacts are estimated at 8.82 (including 7.87 acres of upland Coast Live Oak Woodland impacted, 0.92 acres of Coast Live Oak Riparian Woodland impacted, and 0.03 acre of Valley Oak Woodland impacted), Oak woodland habitat will be replaced onsite at a 2:1 ratio within preserved portions of the project site, or at an offsite location. The oak woodland habitat will partially be replaced with the implementation of Mitigation Measures **BIO26 through BIO28**. Based on the 2:1 ratio, a total of 16.4 acres of oak woodland shall be created onsite, offsite, or a combination of onsite and offsite locations. The oak woodland habitat shall be monitored and maintained for a period of seven (7) years.

Onsite Oak Mitigation Implementation Plan. In addition to the mitigation measures outlined above, a full oak tree report with the health, diameter at breast height (dbh), and canopy diameter of each tree within the impact area and fuel modification zone shall be submitted to the County of Los Angeles prior to grading. The report shall also outline the mitigation for removal of oak trees. The mitigation shall include the following measures:

Table 5.6-18, Impact Area of Fuel Modification to Lyons Canyon Ranch Vegetation Alliances, lists the impacts of the fuel modification zone to each alliance observed onsite. These numbers represent additional impacts to natural vegetation onsite. Table 5.6-18 shows that in addition to the loss of 98.86 acres of natural vegetation onsite resulting from the proposed project, an additional 19.88 acres (not including protected oak woodlands) to 30.70 acres (including protected oak woodlands) of natural vegetation will be lost or significantly degraded onsite as a result of required fuel modofication around structures constructed onsite. ~~Table 5.6-18 also shows that an additional 2.62 acres (not including protected oak woodlands) to 5.44 acres (including protected oak woodlands) of vegetation clearing will occur outside of the Lyons Canyon Ranch property.~~ Table 5.6-18 and Exhibits 5.6-25 through 5.6-27 also include the 2.62 acres (not including protected oak woodlands) to 5.44 acres (including protected oak woodlands) of vegetation clearing outside of the Lyons Canyon Ranch property; however, applicant is not required to conduct fuel modification off the property.

The effect of brush clearance on plant and animal species and ecological cycles, as a result of the creation of fuel modification zones, is significant since the habitat is altered significantly to the extent that wildlife species and sensitive plant species requiring such habitats are unable to utilize such areas for foraging, hunting, and shelter resources. The modified habitats are thinned to the extent that no habitat functions remain and ecological cycles are not completed or are significantly reduced, depending on the species. Ultimately, the habitat function is completely lost within the first 100 feet of fuel modification due to the severe clearing of natural vegetation, and habitat function is significantly reduced (to approximately 50%) within the second 100 feet of fuel modification.

Level of Significance Before Mitigation: Significant

Recommended Mitigation Measure:

Impacts from fuel modification should be mitigated by the implementation of the mitigation measures listed above under Impacts to Natural Vegetation, Including Sensitive Habitats (including **BIO24 through BIO35**). Implementing Mitigation Measures **BIO2 and BIO7** will also mitigate for this impact.

Level of Significance After Mitigation: Significant

Cumulative Impacts:

In addition to the proposed project resulting in the loss of 98.86 acres of natural vegetation, fuel modification, required by the County of Los Angeles Fire Department Fuel Modification Unit, will also result in the loss of, or significant degradation to, an additional 36.14 acres of natural vegetation. More specifically, the implementation of the required 200-foot-wide structure protection zone around each building constructed at the project site will result in the additional loss of at least 36.14 acres of natural vegetation. The 36.14 acres is the portion of the fuel modification zone that extends beyond the project grading limits, which will contribute additionally to the cumulative loss of natural vegetation in the region. Currently proposed and permitted projects in the region will further reduce the total area of natural vegetation in the near

Impacts from Landscaping

The proposed project will include landscaping adjacent to the natural vegetation. The landscaping may include ornamental species that are known to be particularly invasive. Subsequent homeowners may also plant invasive plant species in their yards. Seeds or propagules from invasive planted species may escape to natural areas and degrade the native vegetation, particularly along downstream riparian areas. These impacts would be considered *adverse* and *potentially significant* considering the two SEAs on the project site.

Level of Significance Before Mitigation: Potentially Significant

Recommended Mitigation Measure:

Implementation of Mitigation Measures **BIO7, BIO8 and BIO9** will mitigate for this impact.

Level of Significance After Mitigation: Less Than Significant

Cumulative Impacts: Less Than Significant

Impacts to SEA Integrity

Santa Susana Mountains SEA 20 is approximately 18,410.5 acres total. Approximately 17.54 acres of SEA 20 exist onsite. SEA 20 includes the southernmost portion of the Lyons Canyon Ranch property. Of the 17.54 acres onsite, approximately 0.06 acre will be directly impacted by the proposed project grading.

Lyon Canyon SEA 63 is approximately 174.45 acres total. Approximately 58.48 acres of SEA 63 exist onsite. SEA 63 includes the middle portion of the creek with the eastern end of the SEA in the center of the Lyons Canyon Ranch, extending westward beyond the project site. This SEA focuses on Chamise Chaparral, riparian, and oak woodland habitats along Lyon Canyon Creek. Of the 58.48 acres onsite, a total of approximately 26.35 acres (45%) of natural vegetation would be directly impacted by the proposed project. Refer to Exhibit 5.6-27, Impacts of Grading and Fuel Modification to Lyons Canyon Ranch SEAs, to observe the direct and indirect impacts to SEAs onsite. SEA 63 was designated for its Chamise chaparral, riparian, and oak woodland habitats along Lyon Canyon Creek. Table 5.6-19, Impacts to Chaparral, Riparian, and Oak Woodland Habitats within SEA 63, lists all direct and indirect impacts to the vegetation alliances for which SEA 63 was designated.

~~The road is not necessarily incompatible, since wildlife movement will be facilitated by the installation of a large culvert under the road.~~ The proposed access road to the houses south of Lyon Canyon Creek is not necessarily incompatible, since wildlife movement may be facilitated by the installation of a culvert under the road. The proposed project avoids impacts to approximately half of SEA 63; however, the primary access road would traverse the SEA. The drainage course will not be kept in a natural condition. Regardless, encroaching upon the SEA significantly reduces some of the wildlife functions and integrity of the SEA. The proposed project proposes to grade portions of Lyon Canyon Creek and adjacent lowland habitats within the bounds of SEA 63 in the area to the east of the middle portion of the SEA.

The total of future projects is approximately 10,180 acres of residential and approximately 802 acres of commercial; therefore, approximately 10,982 acres of natural habitats will be impacted by future developments. The loss of 118.74 acres of natural vegetation resulting from the Lyons Canyon Ranch development and subsequent fuel modification is relatively insignificant compared to the total of all future projects. However, the loss of 118.74 acres of natural vegetation and wildlife habitats ultimately contributes to the cumulative impacts to natural open areas, and is considered a *cumulatively significant and unavoidable impact*.

Impacts to Wildlife Travel Routes and Wildlife Corridors

Wildlife species routinely move between habitats and habitat areas to forage, mate, nest, and migrate seasonally. Interference in wildlife movement between habitats and core habitat areas decreases the ability of wildlife to survive locally or regionally, depending on the species' habitat requirements. Wildlife species such as the Mountain Lion require extremely large habitat areas to support a viable population. Blocking a species' ability to move within core habitats or between habitats may lead to local extirpation and extinction, even if a species is not threatened with extinction as a species globally. Creating barriers to wildlife movement can effectively eliminate adjacent, but otherwise suitable, habitat from the wildlife species range. In addition, these wildlife species would have an increased potential to interface with humans and their pets.

Development of the proposed project and subsequent fuel modification would result in the loss of approximately 118.74 acres of native habitat that provide valuable nesting, foraging, roosting, and denning opportunities for a wide variety of wildlife species. Implementation of the proposed project would further fragment existing wildlife habitat and wildlife travel routes on and in the vicinity of the project site, with preserved portions of the project site left with minimal or no habitat connection to core habitat areas. In addition, the proposed project would result in a reduction of open space habitats that support the regionally valuable wildlife corridor of East and Rice Canyons. Increased light and noise pollution and the concomitant increase in human activity after completion of the proposed development would likely further degrade the quality of this linkage in the vicinity of the proposed project.

Removing or altering habitats on the project site would result in the loss of small mammals, reptiles, amphibians, and other animals of low mobility that live within the project's direct impact area. More mobile wildlife species now using the project site would be forced to move into remaining areas of open space, consequently increasing competition for available resources in those areas. This would result in the loss of individuals that cannot successfully compete.

Since wildlife routes (movement paths within habitats) exist onsite, and since wildlife corridors (linking two separate core habitats) currently do not exist within the property boundaries, the following subsections discuss separately as the loss of wildlife travel routes onsite and the interference with wildlife corridors within Lyon Canyon.

LOSS OF WILDLIFE TRAVEL ROUTES ONSITE

Most wildlife travel routes existing onsite represent local movement paths between onsite habitats. A loss of a large number of localized paths is ~~expexted~~ expected due to the proposed project; however, habitat to be retained onsite will still be accessible to wildlife from adjacent habitats. The paths shown on Exhibit 5.6-28, Impacts to Wildlife Travel Routes on Lyons Canyon Ranch, illustrate the impacts to the paths as a result of the proposed project.

Exhibit 5.6-28 includes known and observed paths as well as theoretical paths based on where wildlife typically move/travel. The actual number of paths impacted onsite can only be estimated. Wildlife will be able to use the remaining habitats within the periphery of the developed portion of the project site after construction; however, wildlife movement will be limited within the fuel modification zone since significant vegetation will be removed or thinned from that zone (up to 200 feet from all structures). Wildlife may be reluctant to use the fuel modification zones since much of the vegetation will be removed in these areas, with very little cover and/or shelter resources. This means that wildlife may only use the outside edge of the fuel modification zone, adjacent to intact natural vegetation.

Level of Significance Before Mitigation: Significant

Recommended Mitigation Measure:

Implementation of the following mitigation measures (presented above) would partially mitigate local impacts to wildlife travel routes onsite:

BIO1 **(**Seasonal survey, gather and grow in preserved habitat, and maintain/monitor), and

BIO2 (for implementing conditions of approval related to preserve maintenance), and

BIO13 through BIO16 (for impacts to special-status wildlife species), and

BIO21 through BIO23 (for indirect impacts to special-status wildlife species), as well as

N1 through N9 (for impacts from noise, provided in the Noise section of this EIR), and

BIO24 through BIO35 (for restoring natural vegetation, including sensitive habitats).

In addition, lighting and enlarging proposed culverts resulting from the project development will help to mitigate for impacts to wildlife movement. No additional mitigation measures are ~~required~~available.

Level of Significance After Mitigation: Significant

Cumulative Impacts:

Most wildlife travel routes existing onsite represent local movement paths between onsite habitats. A loss of a large number of localized paths is expexted due to the proposed project; however, habitat to be retained onsite will still be accessible to wildlife from adjacent habitats. The paths shown on Exhibit 5.6-28, Impacts to Wildlife Travel Routes on Lyons Canyon Ranch, illustrate the impacts to the paths as a result of the proposed project. Exhibit 5.6-28 includes known and observed paths as well as theoretical paths based on where wildlife typically move/travel. The actual number of paths impacted onsite can only be estimated. Wildlife will be able to use the remaining habitats within the periphery of the developed portion of the project site after construction; however, wildlife movement will be limited within the fuel modification zone since significant vegetation will be removed or thinned from that zone (up to 200 feet from all structures). Wildlife may be reluctant to use the fuel modification zones since much of the vegetation will be removed in these areas, with very little cover and/or shelter resources. This means that wildlife will most likely use only the outside edge of the fuel modification zone, adjacent to intact natural vegetation. Therefore, the project will contribute to the cumulative impacts to wildlife paths with in Lyons Canyon Ranch, and is considered a *cumulatively significant and unavoidable* impact.

INTERFERENCE WITH WILDLIFE CORRIDORS WITHIN LYON CANYON

The proposed project is composed of two general development areas, which are connected by a road through the ridge on the north side of Lyon Canyon Creek. This road and development potentially creates an effective barrier to terrestrial wildlife movement to the east side of the project site and would interfere with movement within Lyon Canyon (Exhibit 5.6-28).

Lyon Canyon is currently the northernmost route of access from the Santa Susana Mountains to the I-5 over-crossing of Calgrove Boulevard. Although 57% of the project site would be preserved, portions of the remaining habitat will be isolated as relatively small islands surrounded by development. Connected areas will be reduced in value due to edge effects of the new adjacent land use. The impact associated with those adjacent land uses will vary depending on each species' habitat requirements. This loss of habitat would not represent a significant impact to the most common wildlife species that use the project site habitats. The use of these areas by special-status wildlife species would likely result in a significant adverse impact to wildlife by preventing or restricting movement onsite.

Established wildlife corridors occur in the region outside of the project site, where neither the east-west nor the north-south known wildlife corridors cross the project site. Regardless, it is possible the proposed project would result in significant impacts to existing offsite wildlife movement corridors and onsite travel paths, especially within Lyon Canyon.

Level of Significance Before Mitigation: Significant

Recommended Mitigation Measure:

Implementation of the following mitigation measures (presented above) would mitigate impacts to wildlife corridors within Lyon Canyon:

BIO1 (Seasonal survey, gather and grow in preserved habitat, and maintain and monitor), and

BIO2 (for implementing conditions of approval related to preserve maintenance), and

BIO13 through BIO16 (for impacts to special-status wildlife species), and

BIO21 through BIO23 (for indirect impacts to special-status wildlife species), as well as

N1 through N9 (for impacts from noise, provided in the Noise section of this EIR), and

BIO24 through BIO35 (for restoring natural vegetation, including sensitive habitats).

In addition, the proposed dim lighting and enlarged culverts to be implemented with the project development will help to mitigate for impacts to wildlife movement. A culvert/tunnel ~~will~~ may be constructed over Lyon Canyon Creek to help accommodate animal movement through the remaining habitats onsite and beyond. No additional mitigation measures are ~~required~~available.

Level of Significance After Mitigation: Less Than Significant

Cumulative Impacts: Less Than Significant

Section 5.10: Traffic

Section 5.10.1	- minor text revisions, added and deleted text
Section 5.10.4	- minor text revisions, added and deleted text
Table 5.10-6	- minor text revisions, added and deleted text
Table 5.10-8	- minor text revisions, added and deleted text
Table 5.10-9	- minor text revisions, added and deleted text
Mitigation Measure T2	- minor text revisions, added and deleted text
Section 5.10-4	- minor text revisions, added and deleted text

5.10 TRAFFIC AND CIRCULATION

This section of the EIR evaluates the impacts of the proposed project on the local traffic system in the project vicinity. This analysis summarizes the findings of a traffic report prepared for the proposed project by Austin-Foust Associates, Inc., dated ~~July 2005~~November 2005. This report has been reviewed and approved by the Los Angeles County Department of Public Works – Traffic and Lighting Division, and the City of Santa Clarita Traffic Department. The California Department of Transportation was forwarded a copy of the Traffic Impact Study for review, but declined to render a formal written decision on the adequacy of the Traffic Impact Report until it completes a review of the Draft EIR. Because the traffic report is technical in its subject and language, this section presents a summary intended for the non-technical reader. For a detailed discussion of assumptions, calculations, and conclusions utilized in the traffic analysis, refer to the traffic report, included in its entirety in Appendix D of this EIR.

5.10.1 TRAFFIC STUDY METHODOLOGY

STUDY AREA

The project study area includes the roadways and intersections in proximity to the project site and those locations where project-generated traffic could cause a significant impact. Exhibit 5.10-1, Project Study Area, illustrates the intersections selected for study based on the distribution of project generated traffic.

METHODOLOGY

The traffic analysis performed by Austin-Foust Associates, Inc. evaluates the proposed project in accordance with the guidelines of the County of Los Angeles Department of Public Works, Traffic and Lighting Division. The project is evaluated for project only impacts (existing plus ambient growth conditions) and for cumulative impacts (existing plus ambient growth, plus project, plus related project conditions).

To derive project only impacts, background conditions are based on existing traffic counts (measured traffic volumes) plus an ambient annual growth rate specified by County staff. To derive cumulative impacts, related projects are added to the Santa Clarita Valley Consolidated Traffic Model (SCVCTM) to forecast future cumulative conditions. The SCVCTM is a travel demand model developed jointly by the City of Santa Clarita and the County of Los Angeles, and is the primary tool used for forecasting traffic volumes for the Santa Clarita Valley. The SCVCTM does utilize a comprehensive list of County of Los Angeles and City of Santa Clarita approved cumulative projects to determine background (existing + future) traffic levels within the Santa Clarita Valley.

The SCVCTM has the ability to forecast traffic volumes for an Interim Year horizon, which generally corresponds to the year 2015, and for long-range buildout conditions, which is generally referred to as year 2030.

locations. The CMP defines a significant impact occurring when the proposed project increases traffic demand by two percent of capacity (V/C ≥ .02), causing or worsening LOS F.

According to the County of Los Angeles Traffic Impact Analysis Guidelines, a significant traffic and circulation impact would result if any of the following thresholds are exceeded:

INTERSECTIONS

An intersection is considered to be adversely impacted if:

A. The intersection is forecast to operate deficiently (i.e., worse than the performance standard), or

B. The ICU in the with-project scenario increases the ICU by the following:

County Thresholds:	Pre-Project ICU	Project Increment
	.71 - .80 (LOS C)	greater than or equal to .04
	.81 - .90 (LOS D)	greater than or equal to .02
	.91 or more (LOS E & F)	greater than or equal to .01

FREEWAY SEGMENTS

As pertains to freeway segments, the CMP defines a significant impact occurring when the proposed project increases traffic demand by two percent of capacity (V/C ≥ .02), causing or worsening LOS F.

The impact analysis is based on specific performance criteria that are outlined above. These criteria are used as the basis for determining the significance of traffic impacts in this EIR. Where appropriate, mitigation measures were identified in the traffic study for those scenarios in which significant impacts were determined to occur based on traffic performance criteria identified below.

5.10.4 IMPACTS AND MITIGATION MEASURES

The following discussion describes the proposed project in terms of its transportation characteristics. Trip generation is summarized and the distribution of project trips on the study area roadway network is presented.

PROPOSED PROJECT OVERVIEW

The proposed project is located on a 234 acre site and consists of ~~190~~ 186 residential dwelling units, a neighborhood park, a 1.26 acre fire station site and open space. Ninety-three ~~One hundred (100)~~ (93) of the residential units are proposed as single-family detached homes and the remaining ~~90~~ 93 residential units are proposed as attached senior housing.

On-Site Circulation

Access for the residential uses, would be from two new roadways that intersect with The Old Road and extend west into the project site. The first roadway, "A" Street, intersects with The Old Road approximately 0.65 miles north of Calgrove Boulevard and will function as the primary access point for the project. The second roadway, "E" Street, would intersect The Old Road approximately 1,100 feet south of the "A" Street intersection and will be configured for right-turn-in and right-turn-out movements only to ensure adequate sight distance and safe intersection operation.

PROJECT TRIP GENERATION

Trip generation estimates for the proposed project are shown in Table 5.10-6, Trip Generation and Trip Rate Summary. The trip generation is calculated using published data and formulas from the Institute of Transportation Engineers (ITE) Trip Generation Manual (Seventh Edition). The ITE senior housing trip rate is derived from the studies of active senior communities composed of detached homes, and is applied for the senior condominiums as well as the senior detached homes. The same rate is used for both based on an expectation of occupancy by active seniors, as opposed to seniors that require convalescent care.

The proposed project is estimated to generate approximately ~~1,300~~ 1,235 total average daily trips (ADT), with approximately ~~90~~ 88 occurring in the AM peak hour (~~64~~ 63 outbound) and approximately ~~120~~ 118 occurring in the PM peak hour (~~76~~ 75 inbound).

Table 5.10-6
Land Use and Trip Generation Summary

Land Use	Units	AM Peak Hour			PM Peak Hour			
		In	Out	Total	In	Out	Total	ADT
Lyons Canyon Ranch (June 2005)								
Single Family Residential	~~95~~93 DU	18	~~53~~52	~~71~~70	~~61~~60	~~35~~34	~~96~~94	~~909~~890
Senior (Active) Residential	~~95~~93 DU	~~8~~7	11	~~19~~18	15	~~10~~9	~~25~~24	~~352~~345
Sub-total - Residential	*~~190~~186 DU*	*~~26~~25*	*~~64~~63*	*~~90~~88*	*~~76~~75*	*~~45~~43*	*~~121~~118*	*~~1,261~~1235*
TRIP RATES								
Single Family Residential [1]	DU	.19	.56	.75	.64	.37	1.01	9.57
Senior (Active) Residential [2]	DU	.08	.12	.20	.16	.10	.26	3.71

Notes:
[1] ITE Category 210 (Single Family Residential)
[2] ITE Category 251 (Senior Adult Housing - Detached)
[3] The traffic generated by a fire station is generally random and occurs at various times throughout the day. The trip generation characteristics of a neighborhood fire station typically consist of emergency response, shift changes for staff, and other miscellaneous trips into the community.

DU = Dwelling Unit

Interim Year (2015) Traffic Conditions

The cumulative traffic conditions are based on the Interim Year setting. This setting forms the basis for identifying the potential cumulative traffic impacts of the proposed project together with other planned and pending development projects. The Interim Year traffic volumes represent existing plus ambient growth plus project plus related project conditions. Table 5.10-8, ICU and LOS Summary – Existing and Interim Year (2015) Without and With Project, provides the corresponding ICU values and also listed for comparison purposes are the ICUs for existing conditions.

Table 5.10-8
ICU And LOS Summary – Interim Year (2015)
With And Without Project

Intersection	Existing plus Ambient Without Project				Existing plus Ambient plus Project & Related Projects				Increase	
	AM		PM		AM		PM		AM	PM
Freeway On/Off Ramp Intersections										
I-5 SB/Marriott & Pico Cyn Rd	.67	B	.72	C	.68	B	.77	C	.01	.05*
I-5 NB Ramps & Lyons Ave	.~~63~~5 9	B	.~~83~~77	~~D~~C	.~~70~~6 5	B ~~C~~	.8~~3~~9	D	.0~~6~~7	.06*
I-5 SB Ramps & Calgrove Blvd[1]	.59	A	.78	C	.68	B	.87	D	.09	.09*
I-5 NB Ramps & Calgrove Blvd[1]	.7~~2~~8	C	.58~~63~~	A~~B~~	.8~~1~~8	D	.6~~1~~5	B	.10	.02
Intersections										
The Old Road and "A" Street	--	--	--	--	.30	A	.31	A	--	--
Calgrove Blvd & The Old Rd[3]	.53	A	.63	B	.56	A	.74	C	.03	.11
The Old Rd & Pico Canyon	.63	B	.69	B	.70	B	.76	C	.07	.07*
Chiquella Ln & Pico Cyn Rd	.57	A	.62	B	.63	B	.74	C	.06	.12
Marriott Wy & The Old Rd[1]	.38	A	.61	B	.40	A	.67	B	.02	.06
Chiquella Ln & The Old Rd[1]	.37	A	.71	C	.40	A	.79	C	.03	.08*

*Significant Impact

[1]Unsignalized, stop-sign control
[2]Unsignalized, no conflicting movements
[3]Project Access Location

Level of service ranges: A = .00 - .60; B = .61 - .70; C = .71 - .80; D = .81 - .90; E = .91 – 1.00; F = Above 1.00

As discussed previously, the proposed project would generate approximately 1,~~261~~ 235 new vehicle trips per day, with approximately ~~90~~ 88 trips in the AM peak hour and approximately ~~121~~ 118 trips in the PM peak hour.

Interim Year (2015) volumes that include project-generated traffic are provided in Exhibit 5.10-12, Average Daily Traffic Volumes – Interim Year (2015) With Project, and in Exhibit 5.10-13, AM Peak Hour Turning Movement Volumes – Interim Year (2015) With Project, and Exhibit 5.10-14, PM Peak Hour Turning Movement Volumes – Interim Year (2015) With Project, for the AM and PM peak hours, respectively. Peak hour ICU values can be found in Table 5.10-8, ICU

Although the proposed project would increase traffic volumes at local intersections and along roadways in the project area, implementation of recommended mitigation measures would reduce such impacts to a level less than significant. Traffic impacts, before and after implementation of applicable mitigation measures, are summarized in Table 5.10-9**,** *ICU* And LOS Summary With Project And Mitigation**.**

Table 5.10-9
ICU and LOS Summary
With Project and Mitigation

Intersection	Existing plus Ambient without Project				Existing plus Ambient plus Project & Related Projects with Mitigation				Net Change	
	AM		PM		AM		PM		AM	PM
Freeway On/Off Ramp Intersections										
I-5 SB/Marriott & Pico Cyn Rd	.67	B	.72	C	.64	B	.68	C	-.03	-.04
I-5 NB Ramps & Lyons Ave	~~.63~~59	~~B~~A	.77~~83~~	C	.604	~~C~~ A	.78~~84~~	~~D~~C	.01	.01
I-5 SB Ramps & Calgrove Blvd	.59	A	.78	C	.59	B	.57	D	.00	-.21
County Intersections										
The Old Road & Pico Cyn Rd	.63	B	.69	B	.70	B	.74	C	.07	.05
Chiquella & The Old Rd	.37	A	.71	C	.37	A	.72	C	.00	.01
Level of service ranges:	A = .00 - .60 B = .61 - .70 C = .71 - .80		D = .81 - .90 E = .91 – 1.00 F = Above 1.00							

Traffic Signal Warrants

Two of the study locations are currently stop sign controlled intersections. Please refer to Table 4-3, Traffic Signal Volume Warrant Summary, included in Appendix D. This table summarizes peak hour traffic volumes for these locations and evaluates them using the Caltrans peak hour volume warrant.

The following locations meet the peak hour volume warrant for existing plus ambient growth plus project conditions:

- I-5 SB Ramps & Calgrove Blvd; and
- Chiquella Lane & The Old Road

No additional locations meet the peak hour volume warrant when related projects are included.

The proposed project would incrementally increase the need for signalization to maintain an adequate level of service at these locations. As such, the project applicant would be required to pay a portion (as noted below) of the total improvement fees for these intersections to the County of Los Angeles. It is important to note that actual construction of the traffic signals would not be undertaken until such time that each intersection reaches the signalization traffic volume warrant.

contribution will go towards implementation of the following roadway improvements:

Freeway On/Off Ramp Intersections

a) I-5 SB Ramps/Marriott & Pico Cyn Rd

Add 3rd Eastbound Through Lane~~, and convert Westbound Right-turn Lane to Shared Westbound Through/Right-turn Lane (striping)~~
Project Share – 4.0%

b) I-5 NB Ramps and Lyons Ave

Add 2nd Eastbound Left-turn lane (striping)
Project Share – 100%

c) I-5 SB Ramps & Calgrove Blvd

Add 2nd Eastbound Through Lane, and
Add 2nd Westbound Through Lane
(striping)
Install Traffic Signal
Project Share – 20.3%

d) The Old Road & Pico Cyn Rd

Convert Eastbound Right-turn Lane to Shared Eastbound Through/Right-turn Lane (striping)
Project Share – 3.3%

e) Chiquella Lane and The Old Road

Add Southbound Right-turn Lane (striping)
Install Traffic Signal
Project Share – 48.3%

Level of Significance After Mitigation: Less Than Significant Impact.

◆ ***THE PROPOSED PROJECT COULD RESULT IN ADVERSE IMPACTS TO THE FUNCTION OF LOS ANGELES COUNTY CONGESTION MANAGEMENT PROGRAM (CMP) INTERSECTIONS AND ROADWAY SEGMENTS IN THE PROJECT AREA.***

Level of Significance Prior to Mitigation: Less Than Significant Impact.

Impact Analysis: The Los Angeles County Congestion Management Program (CMP) requires that a proposed development address two major subject areas with respect to traffic impacts.

The proposed project is forecast to generate 1,~~261~~ 235 ADT. The conversion to person trips is accomplished by using the CMP guidelines (multiplying the ADT by a factor of 1.4), which results in a total of 1,~~765~~ 729 average daily person trips. Since the project site is over one mile from the nearest existing fixed route transit service, the CMP guidelines estimate that no transit trips would ordinarily be generated by the proposed project. However, a fixed route bus line is anticipated to be added to The Old Road in the future. Using the CMP designated factor of 3.5 percent, a total of 62 total person transit trips would be generated by the project each day. Transit trips generated by the proposed project would also include publicly and privately provided bus service to the public schools and Dial-a-Ride service for the senior housing.

Mitigation Measures: No mitigation measures are required.

5.10.5 CUMULATIVE IMPACTS AND MITIGATION MEASURES

◆ ***THE PROPOSED PROJECT, IN CONJUNCTION WITH RELATED PROJECTS IN THE COUNTY OF LOS ANGELES AND THE CITY OF SANTA CLARITA, WOULD NOT RESULT IN SIGNIFICANT CUMULATIVE TRAFFIC AND CIRCULATION IMPACTS.***

Level of Significance Prior to Mitigation: Significant Impact.

Impact Analysis: Due to the nature of traffic-related impacts and the location of the project site (i.e., along the southwestern edge of the Santa Clarita Valley), the project's traffic study focused on all cumulative projects located within the Santa Clarita Valley (please refer to Tables 5.10-4 and 5.10-5). The cumulative projects relevant to the traffic impact analysis were taken directly from the valley-wide traffic model, as is standard practice in the County of Los Angeles and in the City of Santa Clarita for evaluation of traffic network impacts.

The evaluation of the project's traffic impacts is based on a comparison of cumulative traffic conditions (including the project) to existing traffic conditions (without project). The Interim Year scenario, utilized as a basis for calculating the project's traffic impacts, incorporates all cumulative development in the Santa Clarita Valley. Therefore, cumulative impacts of the project and other related projects have been addressed. With implementation of applicable mitigation measures for on- and off-site traffic system improvements, cumulative impacts associated with implementation of the proposed project would be less than significant.

Mitigation Measures: Refer to mitigation measures T1 through T2 above.

Level of Significance After Mitigation: Less Than Significant Impact.

Section 5.14: Sheriff Services

Section 5.14.4 - minor text revisions, added and deleted text

Increased revenues generated by the proposed project and related projects via motor vehicle registration fees paid by new on-site residents and businesses would provide funding for additional staffing and equipment for the CHP that could be allocated by the State CHP office to the Santa Clarita Valley Station to meet future demands. Based on the CHP's anticipation to maintain the same level of service, no significant cumulative impacts on CHP services are anticipated.

Mitigation Measures: Refer to Mitigation Measures SS1 through SS6. No other mitigation measures are required.

***Level of Significance After Mitigation*:** Significant and unavoidable. General funding allocations are determined by the Board of Supervisors and are subject to change. In the event that LA County Board of Supervisors reduces funding for LA County Sheriff Services, impacts would be significant and unavoidable. Impacts to emergency services provided by the California Highway Patrol would be less than significant.

EMERGENCY RESPONSE/EVACUATION PLANS

- ***DEVELOPMENT ASSOCIATED WITH THE PROPOSED PROJECT AND RELATED PROJECTS COULD IMPACT COUNTY EMERGENCY RESPONSE/EVACUATION PLANS.***

***Level of Significance Prior to Mitigation*:** Significant Impact.

Impact Analysis: The resident and daytime populations of the cumulative project sites would increase above current levels upon buildout of the proposed project and related projects. These populations would be subject to potential emergencies (e.g., earthquake, fire, etc.). However, all development projects in the Santa Clarita Valley are subject to review and approval by the Los Angeles County Fire Department, which requires that, among other conditions, adequate access exists for emergency vehicles. Given that the proposed project and related projects would be required to provide adequate emergency vehicle access and the proposed project includes the dedication of a Los Angeles County fire station site which will improve emergency response times in the project area, cumulative development would not adversely affect or prevent implementation of any emergency response or evacuation plans. As such, impacts would be less than significant in this regard.

Mitigation Measures: Refer to Mitigation Measures SS1 through SS6. No other mitigation measures are required.

***Level of Significance After Mitigation*:** ~~Significant and Unavoidable~~ Less Than Significant

Section 5.18: Library Services

Section 5.18.1	- minor text revisions, added and deleted text
Section 5.18.3	- minor text revisions, added and deleted text
Section 5.18.4	- minor text revisions, added and deleted text

5.18 LIBRARY SERVICES

Information in this section was derived from the Los Angeles County Development Monitoring System (DMS) and from communication with representatives of the Los Angeles County Public Library.

5.18.1 ENVIRONMENTAL SETTING

LOS ANGELES COUNTY PUBLIC LIBRARY

The Los Angeles County Public Library operates facilities and services countywide in both unincorporated and incorporated areas of the County.

SANTA CLARITA VALLEY PUBLIC LIBRARIES

The Los Angeles County Public Library services the entire Santa Clarita Valley with three libraries and mobile library services. The three community libraries include the Valencia Library, the Canyon Country Jo Anne Darcy Library, and the Newhall Library. A description of the three libraries and the mobile book service as of February 2007 follows.[1]

Valencia Library

The Valencia Library, located at 23743 West Valencia Boulevard in Valencia, serves the Santa Clarita Valley and is located approximately 3.4 miles north of the project site. This library is a government publications repository. The library is approximately 23,966 square feet in size and contains ~~284,928~~ 280,617 books, ~~items including~~ 17,300 audio recordings; ~~14,698~~16,997 video recordings; 25,000 government publications; ~~332~~ 309 magazine and newspaper subscriptions; other special materials such as telephone directories, microforms, topographic maps, local history information; and parenting information materials in its collection. The library maintains a staff of 13 full-time employees, 40 part-time employees, and 10 volunteers who work 35 hours per week.

Newhall Library

The Newhall Library, located at 22704 West 9th Street in Newhall, is approximately 2.0 miles northeast of the project site, serves as a branch library to the Valencia Library. This library is approximately 4,482 square feet in size and the current collection totals ~~81,243~~ 91,280 items. This collection is comprised of ~~71,730~~81,117 books; ~~5,227~~ 5,404 audio recordings including audio books; ~~4,247~~ 4,686 video recordings and DVDs; ~~83~~ 73 magazine and newspaper subscriptions; and a local history collection. The library maintains a staff of four full-time employees, 11 part-time employees, and four volunteers who work 21 hours per week.

[1] County of Los Angeles Library. *Community Libraries*. County Library Website: http://www.colapublib.org. Accessed February 20, 2007.

Canyon Country Jo Anne Darcy Library

The Canyon Country Jo Anne Darcy Library, located at 18601 Soledad Canyon Road in Canyon Country, is approximately 7 miles northeast of the project site. ~~, also serves as a branch library to the Valencia Library.~~

The Canyon Country Jo Anne Darcy Library is a 17,000-square foot facility, with the library utilizing approximately 12,864 square feet, while the other 4,136 square feet have been leased to College of the Canyons by the City of Santa Clarita. The library contains a total of ~~101,439~~ 117,891 items, including ~~87,706~~102,640 adult and children's books; ~~102~~ 89 newspaper and magazine subscriptions, an audiovisual collection with ~~7,273~~7,470 audio recordings including books-on-tape; and ~~6,358~~7,692 video recordings including DVDs. The library also has telephone books for most geographic areas in California; pamphlets; and a local history collection. The library maintains a staff of five full-time employees, 20 part-time employees, and five volunteers who work 26 hours per week.

Mobile Library Services

A mobile library service is also provided to the outlying areas of the Valley, such as Castaic, Acton, Agua Dulce, Val Verde and the Friendly Valley Senior Community. This mobile library consists of one vehicle and contains 10,940 books, 1,442 audio recordings, 1,964 video recordings, and nine magazines. The project site is not in an outlying area and thus would not be served by Los Angeles County Mobile Library Services.

FUNDING AND LEVEL OF SERVICE

Funding sources for the Public Library consist of, in descending proportions: property taxes, County General Fund allocation, a special tax, and revenue from fines, fees and other miscellaneous sources.[2] The Board of Supervisors has for several years made an allocation from the County General Fund. However, there is no guarantee of ongoing funding from the County General Fund as a specific budget allocation. Decisions on funding for the Public Library are made on an annual basis by the Board of Supervisors based on total available funding for all County services.

In 1994, the County Board of Supervisors adopted a community facilities district for extended library services and facilities in the unincorporated areas of the County and 12 cities, including the unincorporated area of the Santa Clarita Valley. This community facilities district was discontinued following the passage of Proposition 218 in November 1996. On June 3, 1997, Proposition L was passed by a two-thirds majority, which assesses a special yearly tax of ~~$22.00~~ 25.72 per parcel for library services.[3] Proposition L replaced the discontinued community

[2] Per information from the *Riverpark Draft Environmental Impact Report*, written correspondence from Michele Mathieu, County of Los Angeles Public Library, Library Headquarters, November 26, 2002.

[3] Per written correspondence from David Flint, County of Los Angeles Public Library, February 17, 2007. ~~information from the *Riverpark Draft Environmental Impact Report*, telephone interview with Fred Hungerford, Staff Services, Los Angeles County Public Library, July 7, 1997.~~

facilities district and affects the unincorporated areas and eleven cities, including the City of Santa Clarita.~~.~~

On October 27, 1998, the County Board of Supervisors established a permanent library fee of $569.87 per residential unit, on all new residential development in the Santa Clarita Valley to mitigate impacts to County Library facilities. Currently, the County Library assesses a mitigation fee of ~~$665.00~~737.00 per residential unit, which is subject to an annual Consumer Price Index (CPI) adjustment.

Currently, the only funding available for the replacement or expansion of library facilities is that generated from the developer fee program. The developer fees collected in the Santa Clarita planning area are currently insufficient for the construction of new facilities.[4]

The County Library has adopted a planning standard of 0.50 gross square feet and 2.75 items (books, periodicals, audio cassettes, videos, etc.) per capita. Currently, Valley-wide library square footage totals 41,672 square feet and ~~481,965~~ 549,394 items. The library facilities and books and other materials in the Santa Clarita Valley area are at 0.23 square feet per capita and 2.47 items per capita, respectively.[5] Therefore, the Santa Clarita Valley area does not meet the County Public Library's desired planning standard for library space, but exceeds the standard for library items.

~~Other library resources may be available to area residents, including those located at local colleges (e.g., College of the Canyons, Masters College, and California Institute of the Arts), high schools, and junior high schools. These services augment County facilities by providing some residents with alternative sources for library materials. However, public and private educational facilities have rules and regulations concerning availability and general public use of library facilities. Some of these library facilities charge a fee to use their materials, and their use can be restricted.~~

5.18.2 SIGNIFICANCE THRESHOLDS

- Appendix G of the *CEQA Guidelines* contains the Initial Study Environmental Checklist form used during preparation of the project Initial Study, which is contained in Appendix A of this EIR. The Initial Study includes questions relating to library services. The issues presented in the Initial Study Checklist have been utilized as thresholds of significance in this Section. Accordingly, a project may create a significant environmental impact if one or more of the following occurs: Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.

[4] Per information from the *Riverpark Draft Environmental Impact Report*, written correspondence from Michele Mathieu, County of Los Angeles Public Library, Library Headquarters, November 26, 2002.

[5] *Ibid*.

5.18.3 IMPACTS AND MITIGATION MEASURES

◆ ***DEVELOPMENT OF THE PROPOSED PROJECT WOULD INCREASE DEMAND ON LIBRARY SERVICES PROVIDED IN THE SANTA CLARITA VALLEY, THEREBY INCREASING THE EXISTING NEED FOR ADDITIONAL FACILITIES AND BOOKS.***

***Level of Significance Prior to Mitigation*:** Significant Impact.

Impact Analysis: The proposed project would involve the construction of ~~190~~ 186 dwelling units with an estimated population of 585 residents (refer to Section 5.21, *Population/Housing/Employment*)

The Santa Clarita Valley area is currently under-served with regard to library facilities. Based on current conditions, the level of service provided by existing library facilities in the Santa Clarita Valley is not adequate to meet the increased demand of the proposed project. Specifically, based on Los Angeles County Library planning guidelines of 0.50 square feet of library facilities per capita and 2.75 library books per capita, it is anticipated that the proposed project population of 585 would require a total of 293 gross square feet of library facilities and 1,170 additional materials for the library system's collection.

~~Funding sources for the County Library consist of property taxes, County General Fund allocation, a special tax, and revenue from fines, fees and other miscellaneous sources collected by the City of Santa Clarita. Residents that would occur due to development of the proposed project would generate new tax revenues. However, per Michele Mathieu, of the County of Los Angeles Public Library, this level of increased funding addresses only library operations and, because of the uncertainty of the level of General Fund contribution, it is not adequate to offset the impact of the proposed project on the County Library's ability to construct new libraries and purchase new items (books, periodicals, audio cassettes, videos, etc.).[6] As such, the revenues collected would not adequately cover all the costs of serving the proposed project, and it would create a significant impact on the library system if library facility construction and items are not provided.~~

The payment of the library mitigation fee of $~~665.00~~737.00 per residential unit, would mitigate new development impacts on the County Public Library to a less than significant level. Based on the current library mitigation fee of $737.00 ~~665.00~~ per unit, the estimated fees that would be collected from the project to pay for new library construction and item purchases would be$~~126,350~~137,082, if all proposed units are constructed.[7]

[6] ~~Written correspondence from Michele Mathieu, County of Los Angeles Public Library, Library Headquarters, November 26, 2002.~~

[7] This calculation is determined by multiplying $737.00~~665.00~~ by ~~190~~ 186 residential units, which totals $137,082~~126,350~~.

Mitigation Measures:

LIB1 The project applicant shall pay the standard Los Angeles County Library mitigation fee of ~~$665~~ 773.00 per dwelling unit, or other amount determined to be appropriate by the County of Los Angeles Public Library at the time of building permit issuance.

Level of Significance After Mitigation: Less Than Significant Impact.

5.18.4 CUMULATIVE IMPACTS AND MITIGATION MEASURES

◆ ***DEVELOPMENT ASSOCIATED WITH THE PROPOSED PROJECT AND RELATED PROJECTS WOULD INCREASE DEMANDS FOR LIBRARY SERVICES AND MATERIALS IN THE SANTA CLARITA VALLEY.***

***Level of Significance Prior to Mitigation*:** Significant Impact.

Impact Analysis: The proposed project and related projects would create additional demand for library services, facilities, and materials within the Santa Clarita Valley. ~~Nonetheless, as previously discussed, the Los Angeles County Board of Supervisors considers~~ The payment of library mitigation fees for new residential development projects will provide adequate mitigation for library service impacts resulting from such projects. Based on the amount of residential development proposed as part of the proposed project and related projects, the County would require payment of ~~$665~~ 773.00 per dwelling unit to mitigate library service impacts. Given that the proposed project and related projects would pay requisite library fees to the County, cumulative impacts to library facilities and services would be less than significant.

Mitigation Measures: Please Refer to Mitigation Measure LIB1. No additional mitigation is required.

Level of Significance After Mitigation: Less than significant.

Section 5.20: Land Use

Section 5.20-1 - minor text revisions, added and deleted text

RELEVANT PLANNING DOCUMENTS

County of Los Angeles Santa Clarita Valley Area Plan

The Santa Clarita Valley Area Plan was adopted by the Los Angeles County Board of Supervisors in 1984, with other Chapters and Elements of the Los Angeles County General Plan. The Area Plan was comprehensively updated and approved in December, 1990. Currently the City of Santa Clarita and Los Angeles County are in the process of creating a new Area Plan for this region of the County.

The Santa Clarita Valley Area Plan comprehensive update in 1990 provided for a major upward revision in the land use allocations projections for population, employment, and housing. The policies in the Area Plan cover Land Use, Housing, Community Revitalization, Community Design, Economic Development, Circulation, Public Services and Facilities, Environmental Resource Management, Noise, Safety, and Energy Conservation. A discussion of the primary purpose for each element is provided below.

ON-SITE ZONING DESIGNATIONS

The project site is currently located within unincorporated Los Angeles County and is zoned as Heavy Agricultural (A-2-2/A-2-1) and Commercial (C-3). Please refer to Exhibit 5.20-1 to view the project's Zoning designations.

5.20.2 SIGNIFICANCE THRESHOLD CRITERIA

Appendix G of the CEQA Guidelines contains the Initial Study Environmental Checklist form used during preparation of the project Initial Study, which is contained in Appendix A of this EIR. The Initial Study includes questions relating to land use. Accordingly, a project may create a significant environmental impact if one or more of the following occurs:

- Disrupt or physically divide an established community (including a low-income or minority community);

- Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or

- Conflict with any applicable habitat conservation plan or natural community conservation plan, and/or policies by agencies with jurisdiction over the project.

Section 6.0: Alternatives

Table 6-1	- minor text revision, added and deleted text
Exhibit 6-1	- minor text revision to unit count
Section 6.2 on Page 6-9	- minor text revisions, added and deleted text
Section 6.2 on Page 6-10	- minor text revision, added and deleted text
Section 6.3 on Page 6-14	- minor text revision, added and deleted text
Section 6.4 on Page 6-17	- minor text revision, added and deleted text
Exhibit 6-3	- revised to include fire station site and reduced unit count
Section 6.4 on Page 6-19	- minor text revisions, added text
Section 6.4 on Page 6-20	- minor text revisions, added and deleted text
Section 6.4 on Page 6-22	- minor text revisions, added and deleted text

6.0 ALTERNATIVES TO THE PROPOSED PROJECT

In accordance with *CEQA Guidelines* Section 15126.6, the following section describes a range of reasonable alternatives to the Proposed Project, which could feasibly attain most of the basic objectives of the Proposed Project but would avoid or substantially lessen any of the significant effects of the Proposed Project. The evaluation considers the comparative merits of each alternative. Potential environmental impacts associated with four separate alternatives are compared to impacts from the Proposed Project. The alternatives include:

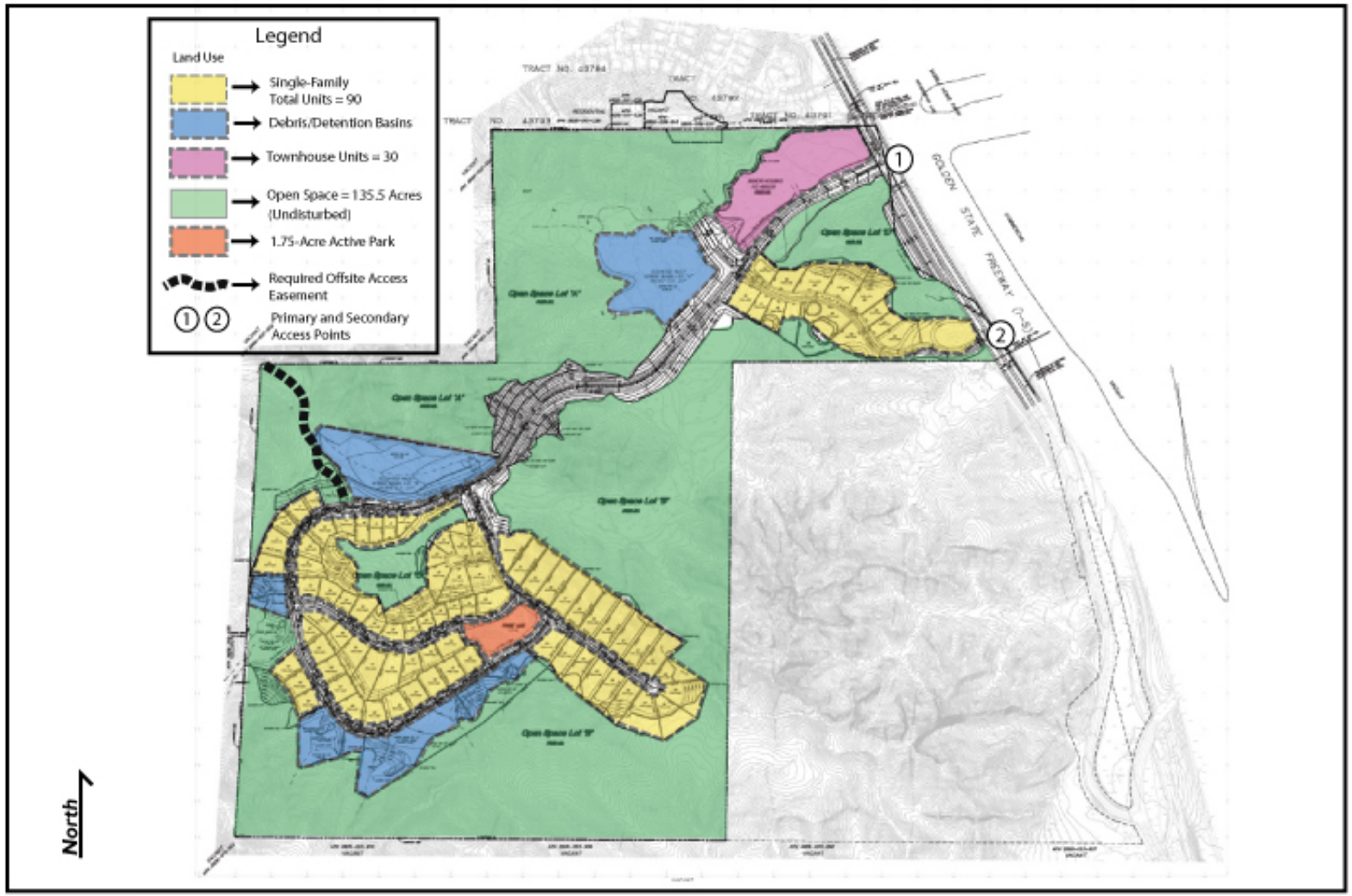
- No Project/No Development Alternative;
- No Density Bonus Alternative;
- Reduced Density Alternative;
- SEA/Oak Tree Avoidance Alternative

A comparison of the Proposed Project with the alternatives is provided in Table 6-1, *Comparison of Proposed Project and Alternatives*.

Table 6-1. Comparison of Proposed Project and Alternatives

	Proposed Project	No Project/ No Development	No Density Bonus Alternative	Reduced Density Alternative	SEA/Oak Tree Avoidance Alternative
Single-Family Residential – Detached	100	N/A	90	93	~~45~~40
Multi-Family Residential	90	N/A	30	0	81
Subtotal (dwelling units)	***190***	**N/A**	***120***	***93***	***~~126~~121***
Active/Passive Parks (acres)	8.25	N/A	1.75	1.75	0
Undisturbed Open Space (acres)	127.75	N/A	141	149	~~193~~181
Fire Station (acres)	1.26	N/A	0	0	~~0~~1.26
Oak Tree Removals	162	N/A	151	107	68
Oak Tree Encroachments	54	N/A	43	34	45
Impacted Wetlands (acres)	4.74	N/A	4.74	4.74	~~3.73~~4.74
Grading Envelope (acres)	106.25	N/A	91	83	~~39~~ 51
Grading Volume (million cubic yards)	3.8	N/A	3.8	3.0	1.0
Required Quimby Dedication (acres)	1.39	N/A	1.16	0.90	0.95

Throughout the following analysis, impacts of alternatives are examined for each of the impact issue areas examined in Section 5.0 of this EIR. In this manner, each alternative can be compared to the Proposed Project on an issue-by-issue basis. Table 6-2, *Comparison of Alternatives*, at the end of this section provides an overview of the alternatives analyzed and a comparison of each alternative's impact in relation to the Proposed Project.



No Density Bonus Alternative (120 Units)

Exhibit 6-1

Air Quality

Short-term construction impacts would remain significant and unavoidable with this Alternative due to similarities in the amount of required earthwork and other construction related tasks associated with the construction of ~~130~~ 120 residential units. Operational emissions would not exceed SCAQMD thresholds, as vehicle traffic and the number of household air emission sources would remain similar to the Proposed Project. CO impacts, which are directly related to congested roadway intersections and congested freeway segments, would remain less than significant. Since this Alternative would result in significant and unavoidable short-term air quality impacts, it would be inconsistent with the regional air quality management plan. This is considered a significant cumulative impact. Therefore, overall the No Density Bonus Alternative would be neither environmentally superior nor inferior to the Proposed Project.

Biological Resources

The No Density Bonus Alternative would reduce physical site disturbance and grading by approximately 15 acres (from 106 acres to 91 acres) when compared to the Proposed Project. A six-acre reduction in grading/building footprint area was achieved by eliminating the 10 lots located along "F" Street in the Proposed Project. The number of impacted oak trees and impacted wetland areas would be incrementally reduced when compared to the Proposed Project. However, impacts related to oak trees (and Coast Live Oak woodlands), wetlands, and Significant Ecological Areas would remain significant and unavoidable even with implementation of applicable mitigation measures due to onsite grading in similar areas containing sensitive habitat. Overall, this Alternative would incrementally reduce biological resource impacts when compared to the Proposed Project, but this Alternative would not eliminate the significant and unavoidable impact. Therefore, the Reduced Density Alternative would be considered neither environmentally superior nor inferior to the Proposed Project.

Archaeological/Historical Resources

As no historical and/or cultural resources were identified onsite, development of the No Density Bonus Alternative would result in less-than-significant impacts. As with the Proposed Project, there is the remote possibility that grading activities may expose previously undiscovered archaeological resources, human remains, and/or paleontological resources, requiring mitigation measures to reduce impacts to less-than-significant levels. Therefore, the No Density Bonus Alternative would be considered neither environmentally superior nor inferior to the Proposed Project in this regard.

Aesthetics and Visual Resources

The No Density Bonus Alternative would increase the amount of undisturbed open space from 127.8 acres to approximately 141 acres when compared to the Proposed Project. This reduction in the total development footprint was achieved by eliminating Lots 91-100 proposed in the northern portion of the site under the Proposed Project. The modification of onsite scenic resources during the preparation of acceptable building pads would significantly impact the visual character of the subject site, similar to the Proposed Project. Even after implementation of mitigation measures, such as landscaping and contour grading, impacts would still be considered significant and unavoidable. Overall, aesthetic and visual resource impacts would be

incrementally reduced when compared to those associated with the Proposed Project. Nevertheless, this reduction of impacts will not eliminate the significant and unavoidable impact. For this reason, the No Density Bonus Alternative would be considered neither environmentally superior nor inferior to the Proposed Project.

Traffic and Circulation

Development of ~~100~~ 90 single-family residential units and 30 townhouses would result in 1,197 ADTs, an incremental reduction of 64 ADTs when compared to the Proposed Project. Project related intersection impacts would remain less than significant, as with the Proposed Project. However, cumulative impacts including related and future development within the Santa Clarita Valley would still be potentially significant. Cumulative mitigation, similar to those required of the Proposed Project, would reduce cumulative impacts to less-than-significant levels. Impacts to the Los Angeles County Congestion Management Program and public transit system would also be incrementally reduced under this Alternative. Traffic related impacts associated with the No Density Bonus Alternative would be environmentally superior to the Proposed Project.

Public Services and Utilities

Implementation of this Alternative would result in the following impacts to public services and utilities:

- A less-than-significant impact would occur as a result of the demand of 82.3 AFY of water;
- A less-than-significant impact would occur as a result of the creation of 26.21 AFY of wastewater;
- Mitigation measures would be required to ensure adequate fire flows to reduce impacts to less-than-significant levels;
- A less-than-significant impact would occur as a result of requiring 1.0 sheriff officer;
- Mitigation measures would be required to reduce the impact of the additional elementary school students to the Newhall School District, which is currently over capacity; however, impacts would be less than the Proposed Project;
- Mitigation measures would be required to reduce the impact of the additional junior high school students to the William S. Hart School District, which is currently over capacity; however, impacts would be less than the Proposed Project;
- Mitigation measures would be required to reduce the impact of an additional high school students to the William S. Hart School District, which will be over capacity; however, impacts would be less than Proposed Project;
- Mitigation measures would be required to reduce the impact from the demand for additional library space and materials;
- A less-than-significant impact would occur with development of 1.75 acres of parkland, which is 0.59 acres above the amount required under the Quimby Act;
- A significant impact would occur as a result of an additional 1,341 pounds per day of solid waste being generated by this project alternative;
- A less-than-significant impact would occur with the increased demand of 675.18 mega-watts (MWh) of electricity; and

reduction in project related traffic, mitigation measures would be required to reduce mobile noise impacts to less than significant. This Alternative would reduce freeway noise impacts when compared to the Proposed Project because the lots with the most direct freeway noise exposure were removed. As with the Proposed Project, stationary noise impacts would be less than significant. Although this Alternative would result in reduced construction and mobile source noise impacts when compared to the Proposed Project, this Alternative would not eliminate the significant and unavoidable construction noise impact. Nevertheless, the Reduced Density Alternative would be considered environmentally superior to the Proposed Project because it substantially reduces the number of lots subject to significant freeway noise levels.

Air Quality

Short-term construction impacts would be reduced under this Alternative with development of ~~97~~ 93 fewer residential units. However, air emissions would still exceed SCAQMD thresholds even after project mitigation and thus impacts would remain significant and unavoidable. Operational emissions would be reduced under this Alternative given the reduction in total vehicle trips and would remain less than significant. As with the Proposed Project, this Alternative would result in less-than-significant impacts in regards to CO impacts. Since this Alternative would result in short-term and long-term O_3 and PM_{10} emissions, which for the South Coast Air Basin (SCAB) is considered nonattainment, it would be inconsistent with the regional air quality management plan and result in significant cumulative air quality impacts similar to the Proposed Project.

Overall, this Alternative would result in reduced air quality impacts when compared to the Proposed Project, but this Alternative does not eliminate the short-term significant and unavoidable construction impacts or the long-term O_3 and PM_{10} emissions. Nevertheless, the Reduced Density Alternative would be considered environmentally superior to the Proposed Project.

Biological Resources

The Reduced Density would result in less physical site disturbance and grading compared to the Proposed Project. This Alternative would retain 149 acres of undisturbed open space (compared to 127.8 with the Proposed Project). Under this Alternative, the number of oak trees proposed for removal would be reduced from 179 to 107, the number of oak trees otherwise encroached upon would be reduced from 62 to 34, and impacted wetland areas would not change when compared with the Proposed Project. However, impacts related to wetlands and SEAs would still be considered significant and unavoidable even with implementation of applicable mitigation measures. Although impacts to biological resources would be reduced compared to the Proposed Project, this Alternative does not eliminate the significant and unavoidable impact caused by intrusion into a SEA. Nevertheless, the Reduced Density Alternative would be considered environmentally superior to the Proposed Project.

Archeological/Historical Resources

As with the Proposed Project, grading activities have the potential to expose previously undiscovered archaeological resources, human remains, and/or paleontological resources, requiring mitigation measures to reduce impacts to a less than significant level. Therefore, the

6.4 SEA/OAK TREE AVOIDANCE ALTERANTIVE

DESCRIPTION OF ALTERNATIVE

The SEA/Oak Tree Avoidance Alternative would include the development of ~~126~~ 121 residential units clustered in the northeast portion of the project site and a 1.26 acre Los Angeles County fire station site. These residential units would include a mix of multi-family and single-family residences. ~~The fire station lot is eliminated as part of this alternative, due to the smaller development area.~~ Refer to Exhibit 6-3, *County SEA/Oak Tree Avoidance Alternative*.

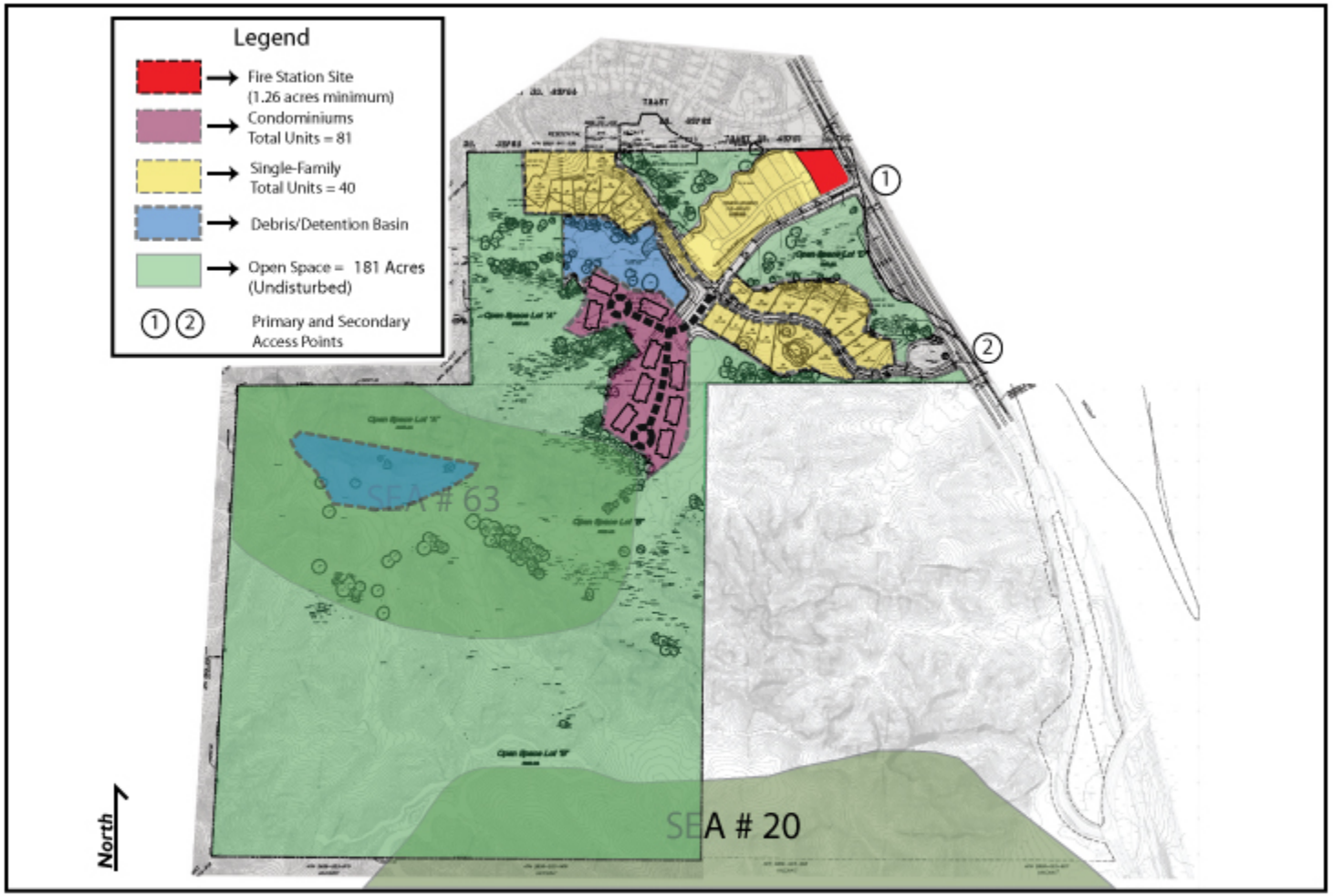
IMPACT COMPARISON TO THE PROPOSED PROJECT

Hazards and Hazardous Materials

As with the Proposed Project, implementation of the SEA/Oak Tree Avoidance Alternative would require mitigation to reduce significant impacts to less-than-significant levels. The impact issues include: hazardous materials, abandoned wells, debris piles, aboveground storage tanks, power lines/transformers, the concrete storage structure, undocumented pipes, water wells, pesticides, and offsite petroleum pipelines. Therefore, the SEA/Oak Tree Avoidance would be considered neither environmentally superior nor inferior to the Proposed Project.

Geology, Soils, and Seismicity

Implementation of the SEA/Oak Tree Avoidance Alternative would not expose people and/or structures to subsurface fault rupture or seismic groundshaking as no known active or potentially active faults traverse the project site. This alternative would involve development of residential units in a seismically active region of southern California, as would the Proposed Project. Therefore, seismic impacts are considered significant but mitigation measures can reduce seismic impacts to a less-than-significant level. Due to the reduction in the total grading footprint (from 106.3 acres to ~~39~~ 51 acres) and the relocation of residential units out of the hillside areas, the SEA/Oak Tree Avoidance Alternative would reduce grading impacts caused by landslides/slope stability, soil erosion, and expansive soils but would still require mitigation measures to reduce impacts to less-than-significant levels. After mitigation, grading impacts would be considered less than significant. Therefore, the SEA/Oak Tree Avoidance Alternative would be considered environmentally superior to the Proposed Project.



SEA/Oak Tree Avoidance Alternative (121 Units)

Exhibit 6-3

Hydrology and Water Quality

Due to the reduced density and reduced grading footprint under this Alternative, impacts to drainage, hydrology, floodplain, and water quality would be substantially reduced compared to the Proposed Project. A reduction in drainage, hydrology, floodplain, and water quality related impacts can be attributed to a reduction in total grading footprint and the removal of all residential units from hillside areas. Compared to the Proposed Project, the preservation of additional areas in their natural state will increase stormwater infiltration, reduce potential for soil erosion, reduce overland flow volumes, and reduce debris flow potential across the site. As with the Proposed Project, mitigation measures would be required to reduce drainage and hydrology impacts to less-than-significant levels. The construction of a 12.0 acre debris/detention basins in the southwest portion of the proposed project would still be required as part of this alternative to reduce existing downstream debris/flooding issues. Nevertheless, the significant reduction in grading footprint and the associated beneficial effects this would have on hydrology and water quality makes the SEA/Oak Tree Avoidance Alternative environmentally superior to the Proposed Project.

Noise

Development of the SEA/Oak Tree Avoidance Alternative would result in a reduction of the length of the construction period due to the reduction of total onsite grading and residential units when compared to the Proposed Project. However, mitigation measures would still not reduce construction noise impacts to less-than-significant levels due to the proximity of construction to the existing residential uses to the north and the noise volume associated with these construction activities. This Alternative would generate reduced levels of mobile noise given the reduction in associated vehicle traffic. However, freeway related noise impacts on residential lots when compared to the Proposed Project would be similar because this alternative would still include residential lots with direct freeway noise exposure. As with the Proposed Project, noise impacts from stationary sources (such as the fire station, air conditioning units, etc.) would be less than significant. Although the SEA/Oak Tree Avoidance Alternative would generate reduced construction related noise impacts and similar mobile source noise impacts when compared to the Proposed Project, this alternative would not eliminate the significant and unavoidable construction noise impacts. Therefore, noise impacts associated with the SEA/Oak Tree Avoidance Alternative would be similar to the Proposed Project.

Air Quality

Short-term construction impacts would be reduced under the SEA/Oak Tree Avoidance Alternative with the development of 65 fewer residential units. In addition, CO, ROC, NO_X, and PM_{10} emissions could also be reduced below SCAQMD thresholds due to a substantial reduction in onsite grading operations and through implementation of the proposed mitigation measures. After mitigation, short-term air quality impacts could be reduced to less-than-significant levels. Similarly, operational emissions would be reduced under the SEA/Oak Tree Avoidance Alternative given the reduction in total vehicle trips. As with the Proposed Project, this alternative would result in less-than-significant impacts in regards to CO impacts. Since this alternative would not result in short-term and long-term O_3 and PM_{10} emissions, which for the

South Coast Air Basin (SCAB) is considered non-attainment, this alternative would be consistent with the regional air quality management plan and would not substantially contribute to significant cumulative air quality impacts. This alternative would result in reduced air quality impacts when compared to the Proposed Project, and would eliminate the short-term significant and unavoidable construction impacts and the long-term O_3 and PM_{10} emissions. Therefore, the SEA/Oak Tree Avoidance Alternative would be considered environmentally superior to the Proposed Project.

Biological Resources

The SEA/Oak Tree Avoidance Alternative would result in substantially less physical site disturbance and grading compared to the Proposed Project. This Alternative would retain approximately ~~193~~ 181 acres compared to 127.8 proposed with the Proposed Project. Under the SEA/Oak Tree Avoidance Alternative, the number of oak trees proposed for removal would be reduced from 162 to 68, the number of oak trees otherwise encroached upon would be reduced from 54 to 45; ~~and~~ the same level of impact~~s~~ to wetland areas would ~~be reduced from 4.74 acres to 3.73 acres~~ remain as part of this project alternative due to the need to construct two debris/detention basins. It should be noted that the 12.0 acre debris/detention basin is proposed in the same location shown in the proposed project. The project's biologist determined that moving this debris/detention basin to a suitable location outside of the SEA #63 would result in increased impacts to wetland/riparian habitat, given that the proposed location consists primarily of disturbed non-native ruderal grassland and limited riparian habitat. ~~Moreover, i~~ Overall impacts to SEAs would be reduced ~~entirely~~ from 26.35 acres to approximately 12.00 acres and would still be considered significant. ~~Therefore,~~ Nevertheless, the SEA/Oak Tree Avoidance would be considered environmentally superior to the Proposed Project given the reduction in total impacts to SEA #63 and the overall reduction in biological habitat loss due to grading and contruction.

Archeological/Historical Resources

As with the Proposed Project, grading activities may expose previously undiscovered archaeological resources, human remains, and/or paleontological resources, requiring mitigation measures to reduce impacts to a less-than-significant level. Therefore, the SEA/Oak Tree Avoidance Alternative would be considered neither environmentally superior nor inferior to the Proposed Project.

Aesthetics and Visual Resources

The SEA/ Oak Tree Avoidance Alternative would substantially increase the amount of preserved open space acreage thereby reducing the significant impact associated with the Proposed Project. Development of this alternative would increase the amount of undisturbed open space acreage to ~~193~~ 181 acres compared to 127.8 acres under the Proposed Project. In addition, the development area associated with this alternative would be concentrated in the lower lying areas of the project site, thereby eliminating the potentially significant impacts on scenic resources. Therefore, the SEA/Oak Tree Avoidance Alternative would be considered environmentally superior to the Proposed Project.

Traffic and Circulation

Development of ~~126~~ 121 single-family residential units would result in a total of 1,206 ADTs, a reduction of 55 ADTs compared to the Proposed Project. As with the Proposed Project, both the project-specific and cumulative traffic impacts associated with the SEA/ Oak Tree Avoidance Alternative could be reduced to less-than-significant levels within the implementation of the proposed mitigation measures. Impacts to the Los Angeles County Congestion Management Program and public transit system would also be reduced under this alternative. Due to the reduction in traffic created by the reduction in total residential units, the SEA/Oak Tree Avoidance Alternative would be considered environmentally superior when compared to the Proposed Project.

Public Services and Utilities

Implementation of the SEA/ Oak Tree Avoidance Alternative would result in the following impacts to public services and utilities:

- A less-than-significant impact would occur as a result of the project related water demand of 75.51 AFY;
- A less-than-significant impact would occur as a result of the project related wastewater demand of 12.8 AFY;
- Mitigation measures would be required to ensure adequate fire flow and reduce fire service impacts to less-than-significant levels;
- Mitigation measures would be required to reduce the impacts on law enforcement services;
- Mitigation measures would be required to reduce the impact of additional elementary school students to the Newhall School District, which is currently over capacity;
- Mitigation measures would be required to reduce the impact of the additional junior high school students to the William S. Hart School District, which is currently over capacity;
- Mitigation measures would be required to reduce the impact of additional high school students to the William S. Hart School District, which is currently over capacity;
- Mitigation measures would be required to reduce the impact from the demand for library space and material materials;
- Mitigation measures in the form of in-lieu payments would be required to reduce impacts to parkland as required by the Quimby Act;
- A significant impact would occur as a result of an additional 1,408 pounds per day of solid waste being generated under this Alternative;
- A less-than-significant impact would occur with the increased in demand of 709 MWh of electricity; and
- A less-than-significant impact would occur as a result of an increased demand of 625 k.c.f./month of natural gas.

Land Use

It is anticipated that the SEA/ Oak Tree Avoidance Alternative project would be consistent with applicable goals and policies of the *Los Angeles County General Plan* and the *Santa Clarita Valley Area Plan.* Under this alternative, the number of oak tree removals and area of SEA

intrusion would be substantially reduced. Moreover, the amount of undisturbed open space would be increased from 127.8 acres to ~~193~~ 181 acres when compared to the Proposed Project. For this reason, the SEA/ Oak Tree Avoidance Alternative is considered environmentally superior to the Proposed Project.

The SEA/ Oak Tree Avoidance Alternative would result in a reduction in demand for water, wastewater services, electricity, natural gas, and the utilization of mineral resources, resulting in less-than-significant impacts. While this alternative would result in a decreased demand for public services and utilities when compared to the Proposed Project, mitigation measures would still be required to reduce impacts to fire protection services, sheriff services, schools, parks and library services. As with the Proposed Project, the SEA/ Oak Tree Avoidance Alternative would result in significant and unavoidable cumulative impacts to solid waste, due to the finite resources associated with its disposal. Nevertheless, the SEA/Oak Tree Avoidance Alternative would be considered environmentally superior to the Proposed Project in all areas mentioned above.

6.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

State CEQA Guidelines Section 15126.6 indicates that if the No Project Alternative is the Environmentally Superior Alternative, then the EIR shall also identify an environmentally superior alternative among the other alternatives.

The context of an environmentally superior alternative for this EIR is based on the consideration of several factors including the projects' objectives as described in Section 3.3, *Project Objectives*, and the alternative's ability to fulfill the objectives with minimal impacts to the surrounding environment.

As noted above, the determination of an environmentally superior alternative is based on the consideration of how the alternative fulfills the project objectives and how the alternative either reduces significant, unavoidable impacts or substantially reduces the impacts to the surrounding environment. In consideration of these factors, the SEA/Oak Tree Avoidance Alternative is selected as the Environmentally Superior Alternative to the Proposed Project.

The SEA/Oak Tree Avoidance Alternative minimizes hillside development, and thus reduces the significant aesthetic, geology/soils, biology, air quality, and noise impacts. In addition, biological impacts are reduced substantially by eliminating encroachment into onsite SEAs and by substantially reducing onsite oak tree impacts.

Section 7.0: Long Term Implications of Proposed Project

Section 7.2.1 - minor text revision, added and deleted text

could significantly affect the environment. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

Growth-inducing impacts fall into two general categories: direct and indirect. Direct growth-inducing impacts are generally associated with the provision of urban services to an undeveloped area. The provision of these services to a site and the subsequent development can serve to induce other landowners in the vicinity to convert their property to urban uses. Indirect, or secondary growth-inducing impacts, consist of growth induced in the region by the additional demands for housing, goods and services associated with the population increase caused by, or attracted to, a new project.

7.2.1 DIRECT GROWTH-INDUCING IMPACTS

Direct growth-inducing impacts are generally associated with the provision of urban services to an undeveloped area, which can serve to induce other landowners in the vicinity to convert their property to urban uses. Currently, the majority of the project site is vacant and therefore the majority of the project site does not contain infrastructure for water, sewer, gas and electricity. In addition, the subject site does not include paved roads that would meet County of Los Angeles public street standards. The proposed project would result in an increase demand of approximately 177 acre-feet per year (AFY) of water. The increase in water demand would require the development of a water system infrastructure in order to accommodate the proposed residential uses. In addition, it is reasonable to assume that Valencia Water Company will require the project to install water system infrastructure of appropriate size to provide Valencia Water Company with the opportunity to accommodate increased water demand throughout the Santa Clarita Valley. In a letter dated November 9, 2006 Valencia Water Company confirmed the availability of water to serve the proposed project. Valencia Water Company also confirmed the availability of adequate water service infrastructure and confirmed their ability to provide fire flows to serve the proposed project.

The proposed project would generate a total of 114.3 AFY of wastewater. The proposed project would utilize an on-site wastewater collection system to convey wastewater flow from the site. The wastewater collection system would consist of a lower and upper branch of sewer pipe. All flows from the site would be conveyed through the two proposed branches of on-site gravity sewer pipe toward The Old Road. Approval of points of connection and quantification of the available capacity in the affected portions of the County of Los Angeles local sewer system need to be completed prior to further wastewater system master planning. Therefore, the proposed project would require the development of sewer lines within the project site. In addition, it is reasonable to assume that County of Los Angeles will require the project to install sewer system infrastructure of appropriate size to provide Santa Clarita Valley Sanitation District with the opportunity to accommodate programmed growth within the Santa Clarita Valley.

The proposed project would also increase the demand for electricity and natural gas. The project is projected to result in an increase in demand of 1,069 megawatt-hours (MWh) of electricity per year. The electrical loads of the proposed project are within the parameters of projected load

growth, which Southern California Edison (SCE) is planning to meet in the area.[1] All on-site electricity lines would be installed to serve proposed uses, at the expense of the project applicant. No other improvements related to electricity would be necessary.

Development of proposed uses would result in the consumption of approximately 1,027.5 thousand cubic feet (kcf) of natural gas per month. According to the Southern California Gas Company (SCGC) two medium-pressure natural gas pipelines exist adjacent to the project site in The Old Road (one four-inch and one six-inch pipeline). These existing pipelines are considered adequate to serve the proposed project's natural gas demands. All on-site natural gas distribution pipelines would be installed to serve proposed uses, at the expense of the project applicant. No other improvements related to natural gas are necessary.

On-site vehicle circulation infrastructure will be constructed on the project site to accommodate the proposed residential development. This circulation infrastructure will be consistent with County of Los Angeles Public Street standards. The subject site is currently encumbered with existing reciprocal access easements granting vehicle access to adjacent property owners to the west and northwest. These easements were recorded well in advance of the current development proposal. Per these existing easements, any development on the subject property would need to maintain reasonable access to these adjacent property owners. As a result, development of the subject property would provide improved vehicle access consistent with public street standards which is well beyond the level of circulation improvements currently in existence. It is important to note that the proposed project would not be responsible for the engineering, processing, or construction of any off-site roadway improvements designed to serve these property owners. The owner of Lyons Canyon Ranch property ~~proposed project~~ is only responsible for maintaining the access easement over the subject site. If and when these properties were ever proposed for development, it would be the responsibility of the adjacent property owner to design a feasible connection point, receive all required approvals from the Los Angeles County Department of Regional Planning, and physically construct the roadway improvements. Nevertheless, the completion of the project's roadway infrastructure improvements could potentially ~~influence~~ have some influence on the whether landowners adjacent to the subject site ~~to convert~~ propose to convert their property from vacant land to a more urban use~~s~~.

In summary, the proposed project would require the extension of natural gas and electric lines into the project site. Water and sewer lines would have to be developed in order to support the increase of demand as a result of the proposed project. Vehicle circulation improvements designed to public street standards would also be required as part of this development. The extension of these public utilities and roadway infrastructure may induce growth within the area, considering the undeveloped nature of the project site and the areas surrounding to the west, northwest, and south. The proposed project's increased demand for public services would require that existing infrastructure be expanded, which may provide additional capacity for development of the undeveloped area surrounding the project site. Therefore, the proposed

[1] California Energy Commission. California Energy Demand 2000-2010. Technical Report to California Energy Outlook 2000. Docket #99-CEO-1. June 2000.

HOUSING

- ***PROJECT IMPLEMENTATION COULD DISPLACE SUBSTANTIAL NUMBERS OF EXISITNG HOUSING, NECESSITATING THE CONSTRUCTION OF REPLACEMNET HOUSING ELSEWHERE; OR DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE, NECESSITATING THE CONSTRUCTION OF REPLACMENET HOUSING ELSEWHERE.***

Level of Significance Prior to Mitigation: Less Than Significant Impact.

Impact Analysis: The site is currently undeveloped and the project would not displace existing housing or require the construction of replacement housing elsewhere. Therefore, the proposed project would have a less than significant housing impact under the significance criteria.

Mitigation Measures: No mitigation measures are proposed.

Level of Significance After Mitigation: Less than significant.

7.2.5 CUMULATIVE IMPACTS AND MITIGATION MEASURES

- ***IMPLEMENTATION OF THE PROPOSED PROJECT, IN CONJUNCTION WITH RELATED PROJECTS IN THE COUNTY OF LOS ANGELES AND THE CITY OF SANTA CLARITA, WOULD NOT RESULT IN SIGNIFICANT CUMULATIVE POPULATION, EMPLOYMENT, AND HOUSING IMPACTS.***

Level of Significance Prior to Mitigation: Less than Significant Impact.

Impact Analysis: Implementation of all cumulative projects, including the proposed project, would result in additional population, housing development, and employment in undeveloped portions of the Santa Clarita Valley. The combination of the Lyons Canyon Ranch Project and the Cumulative Project list in Tables 4-1 and 4-2 would produce a potential population of 133,632 persons based on the 43,374 single family and multi-family dwelling units in the cumulative list multiplied by the population per dwelling unit ratio of 3.081. The potential employment developed from that population is derived by using the Southern California Association of Governments (SCAG) jobs/housing ratio for the 6-county SCAG Region of 1.21:1. The potential employment produced would be approximately 52,482 jobs. The proposed project's anticipated growth of 585 persons and ~~190~~ 186 dwelling units would represent 0.4 percent of the cumulative population growth, and 1.3 percent of the cumulative housing growth. Therefore, the project's contribution to population and housing impacts in the Santa Clarita Valley is not cumulatively considerable.

Section 8.0: Long Term Implications of Proposed Project

Section 8.0 - minor text revision, added and deleted text

AIR QUALITY

Even with implementation of all recommended mitigation measures, the proposed project would result in unavoidable significant impacts with regard to the following:

- Impacts related to violation of air quality standards or contribution to existing or projected air quality violations;
- Conflicts with, or obstruction of implementation of, the applicable air quality plan;
- Exposure of sensitive receptors to substantial pollutant concentrations; and
- Cumulatively considerable net increases of criteria pollutants.

BIOLOGICAL RESOURCES

Even with implementation of all recommended mitigation measures, the proposed project would result in unavoidable significant impacts with regard to the following:

- Loss of special status wildlife potentially present;
- Loss of special status reptiles potentially present;
- Loss of special status bird species potentially present;
- Loss of Valley Needlegrass Grassland;
- Loss of Wildlife Foraging and Cover Habitats

AESTHETICS/LIGHT AND GLARE

Implementation of the proposed project would transform the visual character of the site from vacant undeveloped property to a more urban environment. With implementation of the recommended mitigation measures, visual impacts associated with the proposed project could be partially mitigated, and would be consistent with historically acceptable forms of urban development. However, the demonstrable change in character of the project site resulting from the replacement of vacant undeveloped property with suburban uses is considered a significant and unavoidable impact, both at the project level and cumulative project level.

SHERIFF SERVICES

Even with implementation of all recommended mitigation measures, the proposed project would result in unavoidable significant impacts with regard to the following:

- ~~The proposed project, in conjunction with other related projects, will impact county emergency response/evacuation plans.~~
- ***DEVELOPMENT OF THE PROPOSED PROJECT AND RELATED PROJECTS WOULD INCREASE DEMANDS FOR POLICE PROTECTION SERVICES IN THE SANTA CLARITA VALLEY.***

SOLID WASTE

Implementation of the proposed project would result in significant and unavoidable impacts to solid waste services in regards to long-term operations and cumulative impacts.

3.0 LIST OF COMMENTORS ON DRAFT EIR

	Agency/*Individual*	Date of Correspondence
1.	County of Los Angeles Department of Public Works:	April 4, 2006
2.	Department of California Highway Patrol:	September 27, 2006
3.	County Sanitation Districts of Los Angeles County:	October 5, 2006
4.	Southern California Association of Governments:	October 20, 2006
5.	Santa Monica Mountains Conservancy:	October 23, 2006
6.	Public Utilities Commission:	October 25, 2006
7.	Department of Transportation:	November 1, 2006
8.	*Dr. Susan Stone*:	November 2, 2006
9.	Office of Planning and Research – State Clearinghouse:	November 7, 2006
10.	*Andrew Lorenzana*:	November 8, 2006
11.	Sierra Club:	November 14, 2006
12.	Santa Clarita Organization for Planning and the Environment:	November 14, 2006
13.	Department of Fish and Game:	November 21, 2006

4.0 Response to Comments

Comment Letter No. 1: County of Los Angeles Department of Public Works

Response 1A: Comment noted. All reports requested by the Los Angeles County Department of Public Works (including Drainage, Geotechnical and Soils, and Traffic) were submitted for review and approved by the Department of Public Works in advance of Draft EIR circulation and in advance of the public hearing held before the Los Angeles County Regional Planning Commission on November 15, 2006.

Response 1B: Comment Noted. The Draft EIR was revised to reflect the information contained in the approved Traffic Impact Study dated November 2005. It is important to note that since November 2005, the project description changed slightly from 96 single-family homes and 90 senior condominium homes to 93 single-family homes and 93 senior condominiums. Based upon final Conditions of Approval, the project description will change again to include 92 single-family homes and 93 senior condominiums. These changes have been incorporated into the project description and Traffic Impact Sections of the Final EIR, and do not result in any new or more severe impacts than those disclosed in the original project description.

Response 1C: Comment Noted. The fair share mitigation measure percentage proposed for the City intersection of Interstate 5 northbound ramps at Lyons Avenue was changed from 14.3% to 100%.

Response 1D: Comment Noted. As discussed above, the Final EIR reflects the most recent analysis available.

Response 1E. Comment Noted. The Mitigation, Monitoring and Reporting Program developed as part of the Final EIR includes the timing for completion and monitoring requirements for all mitigation measures. Mitigation Measures connected to building permits and/or certificates of occupancy were modified to include requirements for code compliance.

Response 1F. Comment Noted. CEQA Guidelines Section 15126.4a(2) states that "Mitigation Measures must be fully enforceable through permit conditions, agreements, or other legally binding instruments." To comply with this requirement, all mitigation measures are listed in the EIR and include a clear description of those responsible for ensuring compliance. The mitigation measures will also be made conditions of project approval.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

DONALD L. WOLFE, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

April 4, 2006

IN REPLY PLEASE
REFER TO FILE: LD-0

TO: Daryl Koutnik
Department of Regional Planning

Attention Rudy Silvas

FROM: Rossana D'Antonio RG
Land Development Division

RESPONSE TO REVIEW OF AN ADMINISTRATIVE DRAFT ENVIRONMENTAL IMPACT REPORT THE LYONS CANYON RANCH PROJECT TENTATIVE TRACT NO. 53653

1A We reviewed the Administrative Draft Environmental Impact Report (DEIR) for the Lyons Canyon Ranch project. According to our files, the reports requested to analyze drainage, geotechnical and soil, and traffic impacts have not been approved. In many instances, additional information has been requested to complete our analysis and is not included in the Administrative DEIR. Such is the case with the following traffic comments:

1B The DEIR should be revised to reflect the information contained in the latest Traffic Impact Study dated November 2005. The following changes should be incorporated in the DEIR, and all associated tables and figures shall be revised as necessary. These changes are in the latest traffic study but are specifically identified due to the magnitude of the discrepancy.

- The project description shall state that the project consists of 96 single-family detached homes, 90 senior condominium homes instead of 95 single-family detached homes, and 95 senior condominium homes.

1C The traffic study shall indicate that the project percent share for the mitigation measure proposed for the City intersection of Interstate 5 northbound ramps at Lyons Avenue is 100 percent and not 14.3 percent.

The following general comments are also applicable:

1D The discussion and mitigation measures in the DEIR must reflect the most recent analysis available. The approved results of these studies must be reflected in the final EIR.

1E The issuance of building permits and/or certificates of occupancy is dependent upon code compliance. Therefore, mitigation measures connected to this activity must be rephrased.

1F Similarly, several mitigation measures in the Administrative DEIR are based on code compliance. Subdivision conditions of approval require an applicant to develop property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Since permit approval indicates that code compliance has occurred, there is no need to list these activities as mitigation measures.

If you have any questions or require additional information, please contact Clarice Nash at (626) 458-5910.

CN:jmw
P:\CEQA\CLARICE\LyonsADEIR

Comment Letter No. 2: Department of California Highway Patrol

Response 2A: Comment Noted. No Response Necessary

Response 2B: The potential effects this project will have on traffic safety and congestion were analyzed as part of the Los Angeles County Subdivision Review Process and the project's Traffic Impact Study prepared by Austin Foust, Inc. Both the proposed Tentative Tract Map and the Traffic Impact Study, along with its traffic congestion mitigation measures, were reviewed and approved by the Los Angeles County Department of Public Works. With mitigation, impacts to traffic safety and traffic congestion were found to be less than significant. To address emergency response times, the project applicant has agreed to dedicate a fully improved site to the Los Angeles County Fire Department for future development of Fire Station 179. In a letter dated November 9, 2006, the Los Angeles County Fire Department acknowledged that the ultimate development of a fire station on this site will significantly improve delivery of fire protection and emergency medical services to the surrounding community.

Response 2C: Comment Noted. No Response Necessary

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL
28648 The Old Road
Valencia, CA 91355
(661)294-5540
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)

September 27, 2006

File No.: 540.9107.13086

Mr. Rudy Silvas
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Silvas:

2A This is in response to the Notice of Completion and Availability for the Lyons Canyon Ranch Project, for County Project Number, TR 53653 draft Environmental Impact Report (EIR). After review, we have a concern with this project. The proposed project will be located within the unincorporated area of Los Angeles County; which will be within the jurisdiction of the California Highway Patrol. Therefore, traffic enforcement, emergency incident management, public service, assistance and accident investigation will be the responsibility of our agency.

2B Our concern is what effect this project will have on traffic safety and congestion. This project proposes a subdivision of 107 lots comprised of 93 single-family lots, one condominium lot (for approximately 93 senior condominium units), five open space lots, six debris/detention basin lots, one park lot, and one fire station lot. The project will increase recurrent traffic congestion on The Old Road and nearby on and off ramps to I-5. This added congestion could increase response times for emergency services in the community.

2C Lieutenant R. Elvira will be our Department's contact person for the project. If you have any questions or concerns, he may be reached at the above address or telephone number. Thank you for allowing us the opportunity to comment on this project.

Sincerely,

S.V. BERNARD, Captain
Commander
Newhall Area

Cc: Southern Division, CHP
Special Projects Section, CHP

Comment Letter No. 3: County Sanitation Districts of Los Angeles County

Response 3A: Comment Noted. The requested changes to Page 3-23, Section 3.4.6 *Utilities* were incorporated into the Final EIR.

WATER RECLAMATION
SOLID WASTE MANAGEMENT

COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

JAMES F. STAHL
Chief Engineer and General Manager

October 5, 2006

File No: SCV-00.04-00

OCT 10 2006

Mr. Rudy Silvas
Impact Analysis Section, Room 1348
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Silvas:

Lyons Canyon Ranch Project, County Project No. TR53653, Conditional Use Permit No. RCUP200500088, Oak Tree Permit No. ROAK200500039, Tentative Tract Map No. 53653

The County Sanitation Districts of Los Angeles County (Districts) received a Draft Environmental Impact Report for the subject project on September 22, 2006. We offer the following comments regarding sewerage service:

- *Page 3-23, 3.4.6 Utilities:* The following changes should be made to the paragraph under *Sewer Service*:

3A Currently, the project site is located outside the service boundaries of the Los Angeles County Sanitation Districts and will need to be annexed into the Santa Clarita Valley Sanitation District (SCVSD) before service can be provided for the proposed development. Due to the location of the project, the flow from the site will have to be transported to the Districts' facilities by local sewer lines. The nearest local sewer line is located approximately 400 feet north of the subject site. This line conveys wastewater flow to the Districts' District #32 Main Trunk Sewer, an 18-inch diameter trunk sewer that is nearing capacity. Availability of trunk sewer capacity should be verified as the project advances. The SCVSD operates two water reclamation plants (WRPs), the Saugus WRP and the Valencia WRP, which provide wastewater treatment in the Santa Clarita Valley. These facilities are interconnected to form a regional treatment system known as the Santa Clarita Valley Joint Sewerage System (SCVJSS). The SCVJSS has a design capacity of 28.1 mgd and currently processes an average flow of 21.1 mgd.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

James F. Stahl

Ruth I. Frazen
Engineering Technician
Facilities Planning Department

RIF:rf
c: M. Cabrera
T. Sung
S. Espinoza
S. Christian
695487.1

Comment Letter No. 4: Southern California Association of Governments

Response 4A: The determination that the Lyons Canyon Ranch Project is not regionally significant per SCAG Intergovernmental Review (IGR) Criteria and California Environmental Quality Act (CEQA) Guidelines (Section 15206) is noted. No additional response is required.

SOUTHERN CALIFORNIA

ASSOCIATION of GOVERNMENTS

Main Office

818 West Seventh Street

12th Floor

Los Angeles, California

90017-3435

t (213) 236-1800

f (213) 236-1825

www.scag.ca.gov

October 20, 2006

OCT 2 3 2006

Mr. Rudy Silvas
County of Los Angeles
Department of Regional Planning
Impact Analysis Section, Room 1348
320 W. Temple Street
Los Angeles, CA 90012

RE: SCAG Clearinghouse No. I 20060651 Lyons Canyon Ranch Project

Dear Mr. Silvas:

Thank you for submitting the **Lyons Canyon Ranch Project** for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the **Lyons Canyon Ranch Project**, and have determined that the proposed Project is not regionally significant per SCAG Intergovernmental Review (IGR) Criteria and California Environmental Quality Act (CEQA) Guidelines (Section 15206). Therefore, the proposed Project does not warrant comments at this time. Should there be a change in the scope of the proposed Project, we would appreciate the opportunity to review and comment at that time.

A description of the proposed Project was published in SCAG's **September 16-30, 2006** Intergovernmental Review Clearinghouse Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this Project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1857. Thank you.

Sincerely,

Laverne Jones

LAVERNE JONES
Planning Technician
Intergovernmental Review

Doc #127983

Comment Letter No. 5: Santa Monica Mountains Conservancy

Response 5A: Comment Noted. As disclosed in the Draft EIR, the proposed project will impact the central and lower portions of the Lyon Canyon Watershed. Construction of the proposed project will also impact biological habitat within this watershed area. However, the project proposes to protect, in perpetuity, a significant portion of core habitats within this watershed area, including but not limited to, protecting 78% of Oak Woodland habitat (31.48 acres of 40.40 total acres on-site), 63% of on-site wetlands and riparian habitat (9.77 acres of 15.51 total acres on-site), and 53% of on-site chaparral habitat (36.75 acres of 69.41 total acres on-site). Mitigation, as required in the Draft EIR, will further reduce the level of disturbance to these and all other habitats within the Lyon Canyon Watershed. Consequently, the comment that "all SEA core habitat values," would be "essentially gutted," is more rhetorical flourish than a statement of fact, and is clearly inaccurate since only 58.45 acres of the 174.44-acre SEA 63 is within the project site. Furthermore, of the 58.45 acres of SEA 63 onsite, 34.38 acres will be impacted; therefore, only 20 percent of the entire SEA 63 would be impacted and 80 percent of SEA 63 will not be impacted. The following table (Lyons Canyon Ranch Proposed Project - Vegetation Impact Analysis Within SEA 63) presents a summary of the impacts specifically to SEA 63 habitats that would result from the proposed project:

Lyons Canyon Ranch Proposed Project - Vegetation Impact Analysis Within SEA 63

Vegetation	Total within SEA 63 (Acres)	Grading Impacts (Acres)	Impacts to Veg. Outside Grading Limits (Fuel Mod.) (Acres)	Total Impacts (Acres)	Percent Impacted	Percent Not Impacted
Habitats Defining SEA 63						
Coast Live Oak Upland Woodland	12.59	1.04	3.12	4.16	33%	67%
Riparian Woodland	3.79	0.36	0.56	0.92	24%	76%
Riparian Scrub	4.31	2.31	0.36	2.67	62%	38%
Chamise Chaparral	107.81	9.91	2.20	12.11	11%	89%
Other SEA 63 Habitats						
Coastal Sage Scrub	22.88	5.26	0.76	6.02	26%	74%
Coastal Sage Scrub-Disturbed	1.15	0.57	0.19	0.76	66%	34%
Saltgrass Wet Meadow	0.90	0.26	0.18	0.44	49%	51%
California Annual Grassland	2.80	2.80	0.00	2.80	100%	0%
Ruderal Grassland	12.70	2.38	0.32	2.70	21%	79%
Barren/ Roads	5.51	1.46	0.35	1.81	33%	67%
Total:	**174.44 (of which ~58.45 acres is onsite)**	**26.34**	**8.04**	**34.38**	**20%**	**80%**

The Santa Clarita Valley Area Plan (SCVAP), adopted by the County of Los Angeles in February 1984 and as updated in December 1990 in conjunction with the other Chapters and Elements of the Los Angeles County General Plan, "is a coordinated statement of public policy by the County of Los Angeles for use in making critical public decisions relating to the future of the Santa Clarita

Valley." The Los Angeles County Department of Regional Planning determined that the proposed project is consistent with the following SCVAP policies:

Land Use Element

- "Consider Residential densities as averages to allow for the clustering of development and/or transfer of unit credit as provided for in the Plan."
- "Allow for density transfer (the rearrangement of allowed residential units among various land use classifications of a project site) as a means to attain plan goals such as preservation of hillsides, and to promote superior design and allow flexibility to respond to changing housing needs."
- "Minimize disruption and degradation of the environment as development occurs, working with nature in the design of land uses so that they are compatible with natural environmental systems."
- "Permit appropriate land uses that are compatible with the resource values present in identified Significant Ecological Area."

Housing Element

- "Encourage the development of socially and economically diverse communities

Environmental Resources Management Element

- "Encourage the clustering of residential uses in hilly and mountainous areas to minimize grading and to preserve the natural terrain where consistent with existing community character."
- Protect identified resources in Significant Ecological Areas (shown on Land Use Policy Map) by appropriate measures including preservation, mitigation, and enhancement."
- Require a site level analysis of proposed development projects within Significant Ecological Areas to insure that adverse impacts upon resources within identified Significant Ecological Areas are minimized."
- Encourage developers to accommodate trail needs within and between equestrian developments, including the construction of private feeder routes into the main trails system. The provision of local trails is particularly compatible with the hillside management and open space provisions of this plan."

Response 5B: Comment noted. As disclosed in the DEIR's Alternatives analysis, the SEA/Oak Tree Avoidance alternative was identified as the "Environmentally Superior Alternative." The addition of the Fire Station site is not the only component required to make this project alternative completely compatible with the DEIR project objectives. For example, the SEA/Oak Tree Avoidance Alternative even with a Fire Station site would be inconsistent with the following project objectives:

1. "Create a semi-rural, non-suburban residential community utilizing a clustered development footprint." Adoption of the SEA/Oak Tree Avoidance alternative, although clustered, would create an arguably urban, residential community with the majority of proposed residences provided in multi-story condominium buildings. This more urban type of

community would contrast with the neighboring Sunset Pointe residential subdivision, and would also result in more invasive impacts on scenic vistas, due to the increased net density and increased height of the buildings within the most visible portions of the subject site, and due to decreased building-to-building setbacks, which would prohibit views through the subject site.

2. "Provide a range of housing types, including large lot single-family detached, smaller lot single-family detached, and multi-family housing for seniors." The SEA/Oak Tree Avoidance alternative does not include any large lot single-family detached housing or multi-family housing for seniors. The project applicant has determined through market research that some of the most financially viable real estate market segments within the Santa Clarita Valley are larger lot residential communities and senior housing communities.

Although not discussed in the original DEIR text, the project applicant confirmed that the Los Angeles County Department of Public Works would require construction of the large debris/detention basin located in the southwestern portion of the subject site as part of the SEA/Oak Tree Avoidance Alternative. Thus, significant impacts to SEA #63 would still occur even if this alternative were adopted.

It should also be noted that approval of the proposed project (and thus rejection of the SEA/Oak Tree Avoidance Alternative) by the Los Angeles County Regional Planning Commission would not be based solely upon whether the SEA/Oak Tree Alternative included a fire station. Quite to the contrary, the County's General Plan, Santa Clarita Valley Area Plan, the California Environmental Quality Act, and other Los Angeles County internal development review policies require the analysis and consideration of a number of factors affecting potential site development before any determination of public policy consistency. For this project and the project alternatives, some of the more notable policy issues contemplated during the public hearings included, but were not limited to, the impacts on biological habitat, impacts on scenic ridgelines, growth inducement impacts, construction and residential traffic, opportunities for providing market rate and senior housing in a semi-rural design configuration, opportunities for the preservation of open space, and opportunities for enhancing the county's regional trail network.

Response 5C: Comment noted. As stated above, the inclusion of a fire station is not all that is needed to make the SEA/Oak Tree Avoidance Alternative consistent with the project objectives. Nevertheless, the SEA/Oak Tree Avoidance Alternative was modified as part of the FEIR to include the fire station site.

Response 5D: A total of 5 lots were removed as part of the SEA/Oak Tree Avoidance Alternative to make room for construction of the fire station site. Thus, a total of 121 lots are now proposed in the FEIR's SEA/Oak Tree Avoidance Alternative.

Response 5E: Comment noted. Los Angeles County's description of SEA #63 focuses on Chamise Chaparral, riparian, and oak woodland habitats along Lyon Canyon Creek. Detailed biological surveys completed for the Lyons Canyon Ranch project determined that a large portion of the biological habitats surrounding Lyon Canyon Creek within both the SEA boundary and the development boundary are degraded and are of lower quality than those habitats along Lyon Canyon Creek outside of the SEA boundary. Based on field examination of the habitats present within the SEA, David Magney Environmental Consulting (the project biologist) determined that the highest

quality portion of SEA #63 occurs at its eastern end (east of the development area), which is proposed for preservation in perpetuity as part of the proposed project. Of the 58.45 acres of the 174.44-acre SEA 63 onsite, 34.38 acres will be impacted (20 percent). Of the 34 acres of impact, 8.04 acres of that would be fuel modification (predominantly only vegetation thinning). In addition 140.06 acres of SEA 63 will not be impacted (80 percent of SEA 63).

The County has established detailed development review criteria for projects located within an SEA, including the preparation of a Biological Constraints Analysis, Biota Report, and Environmental Impact Report, all of which were prepared for the proposed project and reviewed and approved by the Los Angeles County Significant Ecological Areas Technical Advisory Committee (SEATAC). The County of Los Angeles has also developed Conditional Use Permit compatibility criteria for projects located within a SEA. The project biologist determined that with mitigation, development of the proposed project is compatible with SEA #63 based upon the following facts:

- The project will set aside substantial undisturbed areas;
- The project is designed to maintain water bodies, watercourses, and their tributaries in their natural state;
- The project is designed so that wildlife movement corridors (paths) are left in an undisturbed natural state;
- The project retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from the development; and
- The associated roads and utilities servicing the development are located and designed so as not to conflict with critical resources, habitat areas, or movement paths.

Finally, the Los Angeles County Regional Planning staff have personally communicated the fact that the boundary of SEA #63 has changed over the years and its value as a true SEA has been the subject of many discussions among those responsible for establishment of SEAs within Los Angeles County. Therefore, use of the SEA #63 boundary as the definitive line where mass grading should end would be arbitrary in light of more current information, and would be inconsistent with the County's review criteria for development within an SEA.

Response 5F: Comment noted. Mass grading, roads, and housing units within an SEA do not require a General Plan Amendment and Zone Change. The Los Angeles County General Plan states that the following uses may be compatible within a SEA:

- Residential uses at densities compatible with resource values present and consistent with community character in terms of overall density and magnitude as defined in adopted community, areawide, or countywide plans.
- Commercial uses of minor nature serving local residents and visitors, where provided for in an adopted community or areawide plan.
- Public Uses
- Agricultural Uses
- Extractive Uses

As shown above, establishment of the proposed land uses as part of the proposed project would not require a General Plan Amendment or Zone Change. Furthermore, the permitted residential density

for the subject site was determined using the County's slope density criteria. The project's proposed number of residential dwellings is consistent with the County approved slope density study.

No Zone Change application was filed or required as part of the proposed project. Any references to a Zone Change as part of the DEIR were not correct and will be deleted as part of the Final EIR.

Response 5G and 5H: Comment noted. The recent adoption of the Los Angeles County Density Bonus Ordinance does not waive the need for a General Plan Amendment and/or Zone Change as part of senior or affordable housing project. The project's proposal to include 93 market rate single-family dwellings and 93 age-restricted multi-family senior dwellings did not require a General Plan Amendment or Zone Change as part of the prior Density Bonus Ordinance, nor does it require a General Plan Amendment or Zone Change as part of the recently adopted Ordinance.

Consequently, the assumption in the comment is erroneous. Even if the new Density Bonus Ordinance had changed the requirements for a Change of Zone and/or General Plan Amendment, as incorrectly asserted by the Commenter, the time for the Commenter to challenge that statutory change was at the time of adoption, not as the Ordinance is subsequently applied to individual projects.

Adoption of the new Density Bonus Ordinance requires the proposed project to apply for and receive approval of a discretionary Housing Permit for the requested senior housing density bonus. This permit will be considered by the Planning Commission during the public hearing process. Therefore, the County's ability to condition or mitigate for projects requesting a density bonus for senior housing will in no way be limited by the County's recently approved Density Bonus Ordinance. With regards to this particular project, the application of the new Density Bonus Ordinance will not in fact preclude the County from imposing mitigation measures. To the contrary, the County's new Density Bonus Ordinance provides for -- and indeed requires -- discretionary approval of a Housing Permit as part of this project's density bonus request, upon which mitigation measures and conditions of approval may be imposed. As explained in the Draft EIR, the County has imposed numerous mitigation measures/conditions of approval on the Project, to reduce its environmental impacts.

Response 5I: Comment noted. Protection of open space land via a legal instrument is an appropriate way to insure its preservation in perpetuity. Preservation of open space land via legal instrument provides the grantor with a number of options, including but not limited to, deed restriction, conservation easement, or dedication in fee. The project developer currently intends to voluntarily dedicate the proposed open space areas (excluding any fuel modification areas) shown on the proposed Tentative Tract Map to a qualified natural resource management agency.

SANTA MONICA MOUNTAINS CONSERVANCY
RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207

October 23, 2006

Mr. Rudy Silvas
Department of Regional Planning
Los Angeles County
320 West Temple Street, 13th floor
Los Angeles, California 90012

Draft Environmental Impact Report Comments
Lyons Canyon Ranch Project
Tract No. 53653 - SCH No.2003031086

Dear Mr. Silvas:

5A The proposed project in Lyons Canyon and the Lyons Canyon Significant Ecological Area (SEA) would essentially gut the central and lower portions of a significant Santa Susana Mountains watershed of all remaining core habitat values. The proposed project disturbance footprint would produce this result by concentrating over three-fifths of the development area at the greatest possible distance from the Old Road access point. The Conservancy sees not a glimmer of public policy justification for the County to approve any project similar to this proposal.

5B Much of the proposed project's significant adverse ecological impact can be easily avoided while still fulfilling all of the Draft Environmental Impact Report (DEIR) project objectives. More specifically, the SEA/Oak Tree Avoidance Alternative in the DEIR provides for a mixture of 126 units on the project site compared to the 186 mixed units of the proposed project. The addition of a fire station site is all that is needed to make this alternative project completely compatible with the DEIR project objectives. We have found no reference in the DEIR that the project applicant has stated that this alternative is economically infeasible.

5C

5D Essentially the footprint of the DEIR's SEA/Oak Tree Avoidance Alternative should either be incrementally expanded in the FEIR to include a fire station site or housing units should be removed to provide for a station site. To reject the SEA/Oak Tree Avoidance Alternative based on the lack of a fire station site is not only contrary to the intent of the California Environmental Quality Act and poor public policy. Furthermore, it exposes how the current range of DEIR alternatives is inadequate. The SEA/Oak Tree Avoidance Alternative can still be legitimately called by that name even if the project must expand two acres into the SEA to allow for a fire station somewhere in the project boundary. It will still significantly avoid oak tree and SEA impacts. This environmentally superior alternative will

5D Cont. also reduce specific habitat and species impacts and leave sufficient area on the site such that disturbance impacts can also be fully mitigated onsite as opposed to some undetermined offsite location (which is the case with the proposed project and all other development DEIR alternatives).

5E The SEA boundary was drawn for a reason. In this case the SEA encompasses the main fork of Lyons Canyon from a natural topographic constriction point to a great distance upstream. This line is where mass grading should end, as reflected in the SEA/Oak Tree Avoidance Alternative.

5F Generally mass grading, roads and housing units in an SEA require a General Plan Amendment. The proposed project would require over 26 acres of direct loss to SEA No. 63. Indirect disturbances would increase this adversely affected acreage. In addition, the DEIR states that many of the County land use designations must be changed to implement the project. Generally the County requires a Zone Change when land use designations (zoing) are changed.

5G We understand that a recently adopted density bonus ordinance waives the need for both General Plan Amendment and Zone Change approvals if an applicant proposes a project that meets criteria for the inclusion of Senior or affordable housing. We respectfully request that the FEIR fully disclose to decision makers if this absence of General Plan Amendment and Zone Change approvals in any way limits the County's ability to mitigate for project impacts in an SEA or other important natural area. If the County's ability to either condition or mitigate for such a project is limited by this ordinance, the FEIR must fully disclose to decision makers the explicit parameters and potential implications of all such limitations.

5H For the FEIR to avoid a significant deficiency, it must clearly and explicitly state that the SEA/Oak Tree Avoidance Alternative (with or without an added fire station site) is still feasible in the context of the subject density bonus ordinance.

5I Protection of open space land via a legal instrument as stated in the DEIR is not adequate to insure the permanent continuation of existing resource conditions. We urge that the DEIR and FEIR mitigation measures require that all open space located outside of fuel modification zones be dedicated in fee simple to a public park agency prior to or concurrent with tract map recordation. Only through resource agency stewardship and public accountability can resource protection be guaranteed at a level consistent with a CEQA mitigation measure for a large subdivision. In addition, a conservation easement to a public agency should be required on all open space lots (aside from manufactured slopes) with some fuel modification. Again that transfer should occur before a tract map records.

Please direct any future documents and questions to Paul Edelman of our staff at 310-589-3200 ext. 128.

Sincerely,

Elizabeth A. Cheadle

ELIZABETH A. CHEADLE
Chairperson

Comment Letter No. 6: Public Utilities Commission

Response 6A: Comment noted. The proposed project is not located within the vicinity of Metrolink's Antelope Valley Line right-of-way. However, the project's anticipated traffic impacts to area intersections and the I-5 Freeway were fully analyzed as part of the Traffic Impact Study prepared by Austin Foust, Inc (See Appendix D of DEIR). Project related traffic impacts were determined to be less than significant after project mitigation pursuant to the Los Angeles County Public Works Department and Caltrans traffic study criteria.

Response 6B: Comment noted. The proposed project is not located within the vicinity of Metrolink's Antelope Valley Line right-of-way.

Response 6C: Comment noted. The project is currently being reviewed by the Los Angeles County Planning Commission as part of the public hearing process.

STATE OF CALIFORNIA
PUBLIC UTILITIES COMMISSION
320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013

ARNOLD SCHWARZENEGGER, *Governor*

October 25, 2006

Rudy Silvas
Los Angeles County Department of Regional Planning
320 West Temple Street Room 1348
Los Angeles, CA 90012

Dear Mr. Silvas:

Re: SCH# 2003031086; Lyons Canyon Ranch Project/Project TR53653/Conditional Use Permit RCUP200500088, Tract Map No. 53653

6A As the state agency responsible for rail safety within California, we recommend that any development projects planned adjacent to or near Metrolink's Antelope Valley Line right-of-way be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

Safety factors to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and appropriate fencing to limit the access of trespassers onto the railroad right-of-way.

6B The above-mentioned safety improvements should be considered when approval is sought for the new development. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians.

6C Please advise us on the status of the project. If you have any questions in this matter, please contact me at (213) 576-7078 or at rxm@cpuc.ca.gov.

Sincerely,

Rosa Muñoz, PE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

C: Rob Harris, Metrolink

Comment Letter No. 7: Department of Transportation

Response 7A: Comment noted. No response necessary.

Response 7B: Comment noted. Mitigation Measure No. T-1(a) was revised to keep the separate right-turn lane to SB I-5 on-ramp. Revised text is shown below:

> **I-5 SB Ramps/Marriott & Pico Cyn. Rd.**
>
> Add 3rd Eastbound Through Lane. (striping)
> Project Share – 4.0%

Response 7C: Comment noted. No response necessary.

Response 7D: Comment noted. No response necessary.

Response 7E: Comment noted. No response necessary.

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
100 MAIN STREET, MS # 16
LOS ANGELES, CA 90012-3606
PHONE: (213) 897-3747
FAX: (213) 897-1337

Flex your power!
Be energy efficient!

IGR/CEQA No. 060951AL, DEIR
Referenced to IGR/CEQA No. 050825AL, TS
Lyons Canyon Ranch
Vic. LA-05 / PM R49.04 to R50.33
SCH # 2003031086

November 1, 2006

Mr. Rudy Silvas
Regional Planning Department
County of Los Angeles
320 W. Temple Street
Los Angeles, CA 90012

Dear Mr. Silvas:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project includes a mix of single-family residential, senior housing, public facility, and open space uses. The 234.8-acre project site includes 93 single-family detached homes, 93 senior condominium units, and 130.26 acres of parks and undisturbed open space. The project also includes a 2.05-acre site for a new fire station, which is intended to serve the proposed development and surrounding areas.

7A | In addition to our comment letter dated September 8, 2005, we have the following comments on pages 1-43 and 1-44 of the EIR.

7B | 1. I-5 SB Ramp/Marriott & Pico Canyon Rd. On the east approach, we would like to keep the existing separate right-turn lane to SB I-5 on-ramp and add a third westbound through lane. Converting the right-turn lane into a through/right share lane may cause traffic back up into Pico Canyon Road.

7C | 2. I-5 NB Ramps and Lyons Ave. We acknowledge the proposal to add a 2nd eastbound left-turn lane.

7D | 3. I-5 SB Ramp & Calgrove Blvd. We acknowledge the proposal to add a 2nd eastbound through lane, a 2nd westbound through lane and install traffic signal.

7E | 4. I-5 NB Ramps and Calgrove Blvd. We acknowledge the proposal to add a 2nd eastbound through lane, a 2nd westbound through lane and install traffic signal.

If you have any questions, please feel free to contact me at (213) 897-3747 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 060951AL.

Sincerely,

CHERYL J. POWELL
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

Comment Letter No. 8: Dr. Susan Stone

Response 8A: Comment noted. The attached photograph alleges a fault running laterally through the proposed project site. A full subsurface Geotechnical and Geologic Analysis was completed for the subject property by Pacific Soils as required by the Los Angeles County Public Work Department (See Appendix K of the DEIR). No evidence of any active or inactive faults was identified on the subject property. However, the subject property is located within a seismically active region of Southern California and was likely affected by seismic events associated with the 1994 Northridge Quake. Therefore, a number of mitigation measures are required as part of project construction to reduce potential seismic impacts to a level less than significant.

Response 8B: Comment noted. Since no evidence of a fault was found onsite by Pacific Soils during onsite investigations, it is likely the dust and damage to Sunset Pointe houses was the result of ground shaking associated with the widespread earth movement from the Northridge earthquake epicenter.

Response 8C: Comment noted. The nature of this fault was not referenced in the above referenced study for the subject property because no evidence supporting its existing was identified. Regardless, if onsite inspections during site grading detected a previously unknown/unmapped fault, all appropriate actions would be taken to protect life and property.

Response 8D: Comment noted. The project developer, the County of Los Angeles, and the EIR consultant also share the same safety concerns for future project residents. As a result, mitigation measures to insure the public's safety are required as part of the EIR, conditions of approval, and the Geotechnical and Geologic Analysis prepared for the subject property.

Dr. Susan Stone
24584 Sagecrest Cir.
Stevenson Ranch, CA 91381
(H) (661) 259-8901
Cell (661) 373-1814

NOV 2006

November 2, 2006

Mr. Rudy Silvas
Department of Regional Planning County of Los Angeles
320 West Temple Street #1348
Los Angeles, CA 90012

RE: fault through property proposed for development
Vesting Tentative Tract Map NO. 53653, Conditional use Permit Case No. 2005-00088

Dear Mr. Silvas,

8A Enclosed you will find a copy of the photograph of the property identified above. The photograph faces south from our back yard. The fault runs laterally through the property east from the 5 freeway west to Pico Canyon. The photograph shows earth movement into the air during a minor aftershock from the 1994 Northridge quake. The earth was thrown beyond the height of the photograph. You should be able to see the dust up to the top of this picture.

8B This fault was responsible for the disproportionate extensive damage to Sunset Pointe by the Northridge quake; Many houses in our development were red tagged.

8C The nature of this surface fault was not noted in the geologic study of this property.

8D I am concerned regarding safety to potential residents of any proposed development: housing tracks, senior apartments and possible school.

Thank you for you quick response to my e-mail.

Please feel free to contact me should additional information be helpful.

Sincerely,

Susan Stone

Comment Letter No. 9: Office of Planning and Research State Clearinghouse and Planning Unit

Response 9A: Comment that the Lyons Canyon Ranch project has complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act is noted. No response necessary.

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit

Arnold Schwarzenegger
Governor

Sean Walsh
Director

RECEIVED
NOV 13 2006

November 7, 2006

Rudy Silvas
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Subject: Lyons Canyon Ranch Project / Project TR53653 / Conditional Use Permit RCUP200500088, Tract Map No. 53653
SCH#: 2003031086

Dear Rudy Silvas:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on November 6, 2006, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

9A Please note that Section 21104(c) of the California Public Resources Code states that:

> "A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts

Terry Roberts
Director, State Clearinghouse

Enclosures
cc: Resources Agency

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2003031086
Project Title Lyons Canyon Ranch Project / Project TR53653 / Conditional Use Permit RCUP200500088, Tract Map No. 53653
Lead Agency Los Angeles County Department of Regional Planning

Type EIR Draft EIR

Description The proposed project is a request for a tentative tract map and Conditional Use Permit and Oak Tree Permit to authorize the development of 93 single family detached residential homes, 93 senior condominium units and a 2 acre lot for a new 8,000 square feet fire station, all on a 234.8 acre project site. The CUP is needed for density-bonus development, hillside management, and the Significant Ecological Area designation. An Oak Tree Permit is requested for the removal or the encroachment of up to 226 oak trees.

Lead Agency Contact

Name Rudy Silvas
Agency Los Angeles County Department of Regional Planning
Phone (213) 974-6461 **Fax**
email
Address 320 West Temple Street
City Los Angeles **State** CA **Zip** 90012

Project Location

County Los Angeles
City
Region
Cross Streets The Old Road, Sagecrest Circle
Parcel No. 2826-022-025 to 027, 026-014
Township 3N **Range** 16W **Section** 4 **Base** SB

Proximity to:

Highways I-5
Airports
Railways
Waterways Lyon Canyon Creek, Santa Clara River
Schools Newhall School District, William S. Hart Union HSD
Land Use Vacant / A-2 (Heavy Agriculture) / Non-Urban, Significant Ecological Area

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Cumulative Effects; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Growth Inducing; Landuse; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife

Reviewing Agencies Resources Agency; Regional Water Quality Control Board, Region 4; Department of Parks and Recreation; Native American Heritage Commission; Department of Health Services; Office of Historic Preservation; Department of Forestry and Fire Protection; Department of Fish and Game, Region 5; Department of Water Resources; Department of Conservation; California Highway Patrol; Caltrans, District 7; Department of Toxic Substances Control; Santa Monica Mountains Conservancy

Date Received 09/22/2006 **Start of Review** 09/22/2006 **End of Review** 11/06/2006

Note: Blanks in data fields result from insufficient information provided by lead agency.

Comment Letter No. 10: Andrew Lorenzana

Response 10A: Comment noted. The project site is 234.8 acres in size. The proposed development footprint is 111.17 acres (47.3%). The remaining 123.63 acres (52.7%) of the subject site will remain undisturbed upon completion of the proposed project. Approximately 43.95 acres of the 111.7 acre development footprint will remain as disturbed open space.

Response 10B: Comment noted. No response necessary.

Response 10C: Comment noted. The EIR preparers agree that the proposed project will adversely impact local wildlife. However, recommended mitigation required by the County of Los Angeles will reduce temporary and long-term impacts to local wildlife present on the subject property to minimize those impacts to the greatest extent feasible. Regardless, significant unmitigable impacts will remain.

Response 10D: Comment noted. The DEIR identified significant and unavoidable impacts to the following categories, as defined under CEQA Guidelines Appendix G: Environmental Checklist Form, included:

- **GEOLOGY, SOILS, AND SEISMICITY:** The proposed project would result in significant impacts relative to modification of topography and relief features, grading and development on slopes greater than 25 percent natural grade, and the modification of unique geologic or physical features on-site. No mitigation is proposed that could reduce such impacts to less than significant. As such, these impacts would remain significant and unavoidable.

- **NOISE:** The proposed project would result in unavoidable significant impacts with regard to the following:
  - A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project resulting from project-related construction activities.
  - Development associated with the proposed project will result in a permanent increase in traffic related noise in the project area. Since the existing noise environment surrounding the subject site already exceeds Los Angeles County exterior noise thresholds, the project's incremental contribution of noise to this existing condition constitutes a significant unavoidable impact.

- **AIR QUALITY**: the proposed project would result in unavoidable significant impacts with regard to the following:
  - Temporary impacts related to violation of air quality standards during project grading;
  - Conflicts with, or obstruction of implementation of, the applicable air quality plan due to temporary grading impacts above air quality standards;
  - Exposure of sensitive receptors to substantial pollutant concentrations during grading; and

- Cumulatively considerable net increases of criteria pollutants.

- **BIOLOGICAL RESOURCES:** The proposed project would result in unavoidable significant impacts with regard to the following:

  - Loss of special-status wildlife potentially present;
  - Loss of special-status reptiles potentially present;
  - Loss of special-status bird species potentially present;
  - Loss of Valley Needlegrass Grassland;
  - Loss of Wildlife Foraging and Cover Habitats

- **AESTHETICS/LIGHT AND GLARE:** The proposed project would transform the visual character of the site from vacant undeveloped property to a more urban environment. With implementation of the recommended mitigation measures, visual impacts associated with the proposed project could be partially mitigated, and would be consistent with historically acceptable forms of urban development. However, the demonstrable change in character of the project site resulting from the replacement of vacant undeveloped property with suburban uses is considered a significant and unavoidable impact, both at the project level and cumulative project level.

- **SHERIFF SERVICES:** The proposed project would result in unavoidable significant impacts with regard to the following:

  - The proposed project, in conjunction with other related projects, will impact county emergency response/evacuation plans.

- **SOLID WASTE SOLID WASTE:** Implementation of the proposed project would result in significant and unavoidable impacts to solid waste services in regards to long-term operations and cumulative impacts.

Noise impacts associated with operation of a fire station in the vicinity of a residential community were considered as part of the EIR. Potential impacts were found to be temporary in nature (i.e. during operation of vehicle sirens) and potentially significant only in the exterior areas surrounding the proposed buildings. Interior noise levels during operation of vehicle sirens will be kept below County noise standards through the implementation of the required mitigation measures.

Response 10E and 10F: Comment noted. Impacts to oak woodland and forest ecosystems, and the riparian areas present on the subject site were found to be less than significant after implementation of mitigation measures required by the EIR. Detailed biological surveys completed for the proposed project did not identify any Federal or State-listed threatened or endangered plant or animal species on-site. Other plant and animal species were identified on-site; impacts to sensitive plant and animal species will be mitigated to the greatest extent feasible as defined as part of the project conditions and EIR mitigation measures. Impacts associated with the removal of 162 oak trees, and the encroachment into the dripline of an additional 54 oak trees were reduced to less-than-significant levels by the required planting of 428 container oak trees and the planting of an additional 1,080 oak trees by acorn. A total of 1,233 existing oak trees (which includes 1,179 oak trees not impacted and 54 encroached upon) shall be preserved in perpetuity as part of the proposed project.

Response 10G: Comment noted. The County of Los Angeles also agrees that protection of open areas for public uses and as for use as wildlife habitats is important within the Santa Clarita Valley. These ideals are discussed at length within the Los Angeles County General Plan, the Santa Clarita Valley Area Plan, and the County's Development Code. Moreover, approval of the proposed Lyons Canyon Ranch project required the project applicant to document consistency with Burden of Proof Statements before a decision on the proposed project could be rendered. A number of the statements directly address the need to protect open space and biological habitat. The Lyons Canyon Ranch project has met the Burden of Proof statements listed below.

Conditional Use Permit Burden of Proof
22.56.040 (A-C)

A. That the requested use at the location proposed will not:

1) Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2) Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3) Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

B. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the Los Angeles County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

C. The proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service as are required.

Density Controlled Development Conditional Use Permit Burden of Proof
22.56.040 (A-C)

A. That the requested use at the location proposed will not:

2) Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
3) Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
4) Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

B. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title

22 of the Los Angeles County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

C. The proposed site is adequately served:

a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
b. By other public or private service as are required.

Hillside Management and Significant Ecological Area Burden of Proof

A. **Hillside Management Areas (Section 22.56.215 F.1)**

1. The proposed project is located and designed so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow or erosion hazard.
2. The project is compatible with the natural, biotic, cultural, scenic, and open space resources of the area;
3. The project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan;
4. The proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents.

B. **Significant Ecological Areas (Section 22.56.215 F.2)**

1. The requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;

2. The requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state;

3. The requested development is designed to that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state;

4. The requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development;

5. Where necessary, fences or walls are provided to buffer important habitat areas from development;

6. Roads and utilities serving the proposed development are located and designed to not conflict with critical resources, habitat areas or migratory paths.

Oak Tree Permit Burden of Proof
22.56.2100 (A)

1. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property;

2. The removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion, or increased flow, of surface waters which cannot otherwise be satisfactorily mitigated;

3. In addition to the above facts, at least one of the following findings found in Section 22.56.2100(A)(3) of the Los Angeles County Code applies:

    a. That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:

        i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or

        ii. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or

    b. That the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s), or

    c. That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger or falling is such that it cannot be remedied through reasonable preservation procedures and practices;

Burden of Proof for Discretionary Review of Housing Permit
Section 22.56.2820 (A)

In addition to providing the information required in the application by Section 22.56.2800 and meeting the requirements for qualified projects, an applicant for a discretionary housing permit shall substantiate to the satisfaction of the commission the following facts:

1. That the requested use at the location proposed will not:

a) Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
b) Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
c) Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

November 8, 2006

Mr. Rudy Silvas
Department of Regional Planning, Room 1346
320 West Temple Street
Los Angeles, California 90012

Re: Written Comments concerning Public Hearing – State Clearinghouse Number #200303-1086
Vesting Tentative Tract Map No. 53653, Conditional Use Permit Case No. 2006-00088-(5)
And Oak Tree Permit Case No. 2006-00039-(5)

Dear Mr. Silvas,

10A It is with great concern that I write to you to inform you of my great disapproval concerning the proposed development of 93 single family lots, one multi-family lot with 93 attached senior condominium units, five open space lots, six public facility (debris/detention basin) lots, one park lot and one fire station lot on 234.8 gross acres. The proposal is extremely disheartening due to its significant size and overall total foot print in our local community.

10B Unfortunately, due to having to work I cannot attend the public hearing which happens to be on a weekday and 31 miles away from my home. Below are my comments which I wish to be entered as public record and consideration by the Regional Planning Commission of Los Angeles County against this proposed development.

10C This proposed development will cause adverse effects and significant environmental impact to one of our last local wildlife refuges and I will do everything in my rights as a citizen to prevent this from occurring.

10D I oppose this project because of the development's irreversible negative environmental impacts. Some of these include threatening the community's quality of life, increasing traffic problems, air pollution, light pollution, visual blight from land scarring and construction, elimination of recreational areas, habitat loss, loss of hundreds of trees including hundred year old oak trees, impact on public services, public safety, and many years of noise pollution from the close proximity of a fire station near a residential community.

10E This current area of woodland & forest ecosystems and many riparian areas is one of the few remaining natural regions in the Los Angeles area that supports abundant native wildlife and habitats, it also contains several rare and sensitive plant and animal species.

10E Cont. The audaciousness to remove of 162 oak trees should be considered criminal as this will take away the homes of many native indigenous animals in this area. We already see the poor coyotes frequently crossing into the surrounding area and taking away yet one more place safe for them to live will push them further from survival and more towards extinction. The removal

10F of such sacred oak trees which have been growing in this area for more than a few hundred years will cause irreversible damage to our local environment similar to cutting trees in the rain forests. Not only are you taking away the natural surrounding of so many living creatures, but you're taking away a tree which has lived untouched by man and has survived so many years. The nature and serene areas are quickly being destroyed so that big developers can come in and build their mass developments.

10G We need to protect this unique and disappearing landscape as open space for the public and as habitat for wildlife that increasingly have nowhere to go in urbanized southern California. This ecosystem is a global "Hot Spot of Diversity" - one of the world's most biologically rich and threatened regions. Numerous federally listed endangered species exist in these lands. In addition, many rare species are present, including oak trees.

10H As an island of beauty and biological value in a sea of urbanization, they provide visual and psychological relief to a stressed urbanized and congested region which does not have its fair share of parks and open space. Please help us in stopping this proposal, the commission's consideration is kindly requested.

Sincerely,

Andrew Lorenzana
25028 Hollyhock Court
Stevenson Ranch, CA 91381
(661) 803-5280
(661) 799-3455

Comment Letter No. 11: Sierra Club

Response No. 11A: Comment noted. A Water Supply Study was completed for the Lyons Canyon Ranch project (Appendix M of DEIR). This study concluded that:

> "Based on the information contained in the 2005 UWMP and other supporting information relied upon in the preparation of this Study, there will be a sufficient water supply available when the Lyons Canyon project is ready for occupancy, in addition to existing and other planned future uses."

The Water Supply Study, and the 2005 Urban Water Management Plan for the Santa Clarita Valley, which was recently adopted by the Castaic Lake Water Agency and the Newhall County Water District, included a discussion of the reliability of water delivery under multiple scenarios (including drought and normal circumstances), the reliability of the 41,000 acre-feet per year water transfer in response to a recent appellate court decision in *California Oaks Foundation v. City of Santa Clarita,* and the issue of perchlorate contamination in the Saugus Aquifer. Regardless, the proposed project will incorporate and require use of drought-resistant landscaping using mostly native plant species to minimize supplemental irrigation needs.

Response No. 11B: Comment noted. The 2005 Urban Water Management Plan for the Santa Clarita Valley has addressed the issue groundwater contamination and its potential health risks for residents of the Santa Clarita Valley.

Response No 11C: Comment noted. No response required.

3435 Wilshire Boulevard
Suite 320
Los Angeles, CA 90010-1904

SIERRA CLUB
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(213) 387-6528 phone
(213) 387-5383 fax
www.sierraclub.org

November 14, 2006

Los Angeles, County Regional Planning Commission
& Susan Tae, Planner
320 W. Temple St.
Los Angeles, CA 90012

Re: Lyons Canyon Project # 2005-0008, VTT# 83653, OT Permit # 2005-0039

Dear Commissioners and Ms. Tae:

11A The Sierra Club Angeles Chapter, representing 55,000 members, wishes to express its continued concern over the approvals of projects that will require use of the polluted Saugus Aquifer to provide water either directly or under a drought scenario.

11B As you are aware, remediation facilities have not yet been built. We believe that this situation poses a serious health risk for the residents of the Santa Clarita Valley.

Sincerely,

Jennifer Robinson

Jennifer Robinson
Conservation Program Coordinator
Sierra Club, Angeles Chapter

Attachment: Angeles Chapter Ammonium Perchlorate Resolution

3435 Wilshire Boulevard
Suite 320
Los Angeles, CA 90010-1904

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Sierra Club Angeles Chapter
Resolution on Ammonium Perchlorate

Approved by Executive Committee, July 23, 2006

11C The Angeles Chapter opposes additional land use approvals in Santa Clarita that rely on water from the contaminated Saugus aquifer until clean up facilities to remove the ammonium perchlorate, NDMA and other pollutants from this ground water source are functioning.

Comment Letter No. 12: Santa Clarita Organization for Planning and the Environment

Response No. 12A: Comment noted. CD's, rather than hard copies, were provided to all requestors in order to conserve natural resources and reduce greenhouse gases, which contribute to the cumulative negative contributions of CO2 into the atmosphere. Electronic copies are also difficult to carry, distribute, copy, and extract information from.

Response No. 12B: Comment noted. The Los Angeles County Public Works Department will require flood control improvements within the boundaries of SEA #63 whether or not the proposed development includes houses within the back portion of the subject site. The flood control improvements located in the southwest portion of the subject site are required to reduce downstream flooding and are not required as a direct result of project development in the southwest portion of the site.

The southwest or "back" portions of the proposed project will include only 71 residential units. The development of these residential dwellings was approved by the Los Angeles County Fire Department pursuant to their standard of no more than 75 units off of a single means of access within a high fire zone. In addition, the inclusion of a fully improved fire station site for future development of Los Angeles County Fire Station 179 will significantly improve the delivery of fire protection and emergency medical services to the surrounding communities.

The Biological Resources Section of the DEIR (Page 5.6-129) does address the potential impact of cats and dogs on surrounding natural habitat areas and has included mitigation (Bio-21) to reduce their potential impact to less-than-significant levels.

Response 12C: Comment noted. See Comment 12B above.

Response 12D and 12E: Comment noted. Neither the County of Los Angeles Planning Department nor the Los Angeles County Fire Department referenced the requirement referred to as the "Development Monitoring System." Nevertheless, the agreement between the County of Los Angeles Fire Department and the project applicant requires not only the dedication of a 1.26 acre fire lot be dedicated to the County Fire Department, but that all associated improvements (such as sewer, water, utility hook-ups, etc.) be completed prior to dedication. The Los Angeles County Fire Department has not indicated any shortage of funds that may delay or prohibit future fire station construction.

Response 12F: Comment noted. The project applicant will not oppose a condition to notify all future residents of the site's fire danger. The Los Angeles County Fire Department currently collects fire fighting mitigation fees from all projects constructed within Los Angeles County.

Response 12G: Comment noted. Project related impacts to both oak trees and oak woodland habitats will be mitigated by planting 1,508 oak trees on-site and creating an additional 16.4 acres of oak woodland habitat. The project proposes to preserve 1,179 of the 1,395 existing on-site oak trees in their natural state along with over 70% of the site preserved as open space. The proposed development plan carefully considered all on-site constraints, which resulted in preservation of the most pristine on-site environmental resources. When encroachment into sensitive habitat areas could not be avoided, contour grading techniques were utilized to preserve significant ridgelines and viewsheds and were also used to minimize the grading footprint within each residential lot.

Response 12H: Comment noted. The EIR prepared for the Lyons Canyon Ranch project did include an analysis of cumulative impacts to oak trees and oak woodland habitat. Cumulative impacts to oak trees and oaks woodlands within the Santa Clarita Valley were found to be significant. However, after development of the proposed project and successful implementation of the required oak tree mitigation, the number of on-site oak trees could be increased from 1,395 to 2,741. Furthermore, the County's oak tree mitigation criteria require, at a minimum, the planting of 2 oak trees for every oak tree proposed for removal, and also discourage development within sensitive oak woodland habitat areas.

Response 12I: Comment noted. A comprehensive analysis of existing water service infrastructure was completed during the planning stages of the Lyons Canyon Ranch project. This analysis confirmed that the water service infrastructure located closest to the property boundaries is owned and operated by Valencia Water Company. The project applicant is aware that the subject site will need to be formally annexed into the water service area for Valencia Water Company and that this annexation will require approval from the Public Utilities Commission.

Response 12J: A Water Supply Study was completed for the proposed project (See Appendix M of DEIR). It was concluded that adequate water supplies are available to serve the project. In addition, Valencia Water Company has provided written correspondence confirming their ability to provide water service to the project.

Response 12K: Comment noted. No response required.

SCOPE
Santa Clarita Organization for Planning and the Environment
TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY
POST OFFICE BOX 1182, SANTA CLARITA, CA 91386

11-14-06

Los Angeles, County Regional Planning Commission
& Susan Tae, Planner
320 W. Temple St.
Los Angeles, CA 90012

Re: Lyons Canyon Project # 2005-0008, VTT# 83653, OT Permit # 2005-0039

Dear Commissioners and Ms. Tae:

Request to provide a hard copy of the EIR

First, we would like to request that we be provided the EIR for this project and all future projects as a hard copy of the Document rather than a CD. Since, we are all volunteers and do not necessarily have the capacity to carry around a computer, it makes commenting and reading the EIR very difficult. Further, with a document that is over 600 pages, it is very time consuming to switch between different sections.

12A

We understand that providing a CD is more economical for the developer, but we believe it will ultimately interfere with your ability to receive the accurate and timely public comments that are so necessary for ensuring that the project will be the very best that it can be. We do not have a problem with the receiving the appendices on CD, and hope that this compromise will convince you to continue requiring distribution of the hard copy of the EIR.

Protection of SEA 63

We would like to express our concern over the portion of this project that will require incursion into SEA 63 for flood control and the proposed houses in the back portion of this project. We believe the back potion (that not fronting on the Old Road) should be eliminated for public safety reasons and to protect Ed Davis Park and the Wildlife Corridor immediately adjacent to it. Impacts of both people and domestic animals such as cats and dogs will be severe and must be addressed in the EIR.

12B

Fire

As you are aware, in the last several years we have had not just one, but MANY severe forest fires in this immediate area. Siting houses next to this wildfire area is both a public safety risk to those who may purchase them due to the difficulty in stopping huge fires under Santa Ana conditions. In addition, there is the cost to the County of fighting such fires.

12C

We understand that the Development Monitoring System (a General Plan Amendment passed as a result of a Court Settlement) requires a fire station within 1.5 miles of new development proposals. No such fire station exists. We note that the plan for this project requires a LOT for a fire station, but does not mandate the station itself. We request that the developer be

12D

12E conditioned to help provide such a station. We believe the County must work to avoid the situation that has occurred in the past, i.e., the station lot is designated but there is no funding for the station itself, so houses are built without the required fire protection. Such an occurrence would be extremely dangerous in this high fire prone area. We request that the station should be built and functioning before occupancy of these houses is permitted.

12F Additionally, the County should require that people be warned of the severe fire danger on their Real Estate Purchase Agreement. We also believe that the County should make some mitigation for the costs of fighting the fires that will threaten this neighborhood in the future.

Oaks

12G This project proposes the removal of 162 oaks. This is a substantial number of oaks and will come under the obligations of new State Law, which requires not only replacement of oaks, but replacement for lost Oak Woodland Habitat as well. This project is immediately adjacent to an important wildlife corridor. Without sufficient habitat, animal movement will be impaired by lack of food and cover. It is therefore important that habitat destruction not occur here. We ask that the Planning Commission look for ways that the number of oaks can be reduced. This could occur by discouraging mass grading and requiring grading for only the footprint of the lot. Again, we believe the back portion of this project should be eliminated from the proposal.

12H We request that a cumulative analysis of the total amount of oaks and oak woodlands destroyed by development in the last 15 years be analyzed. We believe such cumulative analysis is necessary to evaluate the substantial impact that has occurred to oaks and oak woodlands by this destruction in the last two decades. The analysis should include the increase to air pollution and loss of carbon sequestering that will result from the removal of these trees.

Water

12I The EIR implies that Valencia Water Company is the closest water utility to this project. We believe that is incorrect and that Newhall County Water District facilities are closer. However, should the project proponent decide to annex to Valencia Water Company, he should be aware that the California Public Utilities Commission will require an updated Water Management Plan as indicated by previous Commission decisions prior to allowing annexation of this project. The annexation must also go through a formal CPUC annexation process.

12J Since the Santa Clara River is fully utilized and the Saugus Aquifer is polluted and without remediation facilities, all new development must be based on the availability of water from Northern California. Climate change will severely reduce this availability. Therefore, we oppose approval of additional water demands until the Monterey Plus EIR has been completed. This is necessary to ensure that additional supplies can safely be allocated to Southern California. It is also required by the settlement between the Planning and Conservation League and the Dept. of Water Resources in the matter of *PCL v. DWR*, 2000.

Conclusion

12K We regret that we could not provide you with more detailed comments at this time. We hope that you will not approve this project in it present form and that we will have the opportunity to provide the back-up documentation for these issues. However, we do include by reference copies of the Monterey Settlement Agreement, Court Order and Decision in the *PCL v. DWR*, 2000 case which has been submitted many times in previous landuse hearings and is easily available at the County Offices.

Sincerely,

Lynne Plambeck

Lynne Plambeck
President

Comment Letter No. 13: Department of Fish and Game

Response No. 13A: Comment noted. No response required.

Response No. 13B: Comment noted. The No-Project Alternative is not consistent with the project objectives as described in the Project Description of the EIR. Furthermore, the No-Project Alternative is financially infeasible for the property owner.

Response No. 13C: Comment noted. Portions of the project site are located within Significant Ecological Areas, as designated by the County of Los Angeles. Site-specific biological studies also concluded that portions of the site support high biological diversity, while other portions of the site are of little biological value. These areas of high biological diversity were considered during preliminary project planning and design. As a result, the highest value biological habitats are being protected in perpetuity as part of the proposed project. In addition, the project site consists of a semi-rural type of development within higher value biological habitat areas and suburban type of development within the degraded habitat areas. The type of development proposed as part of the project is consistent with the County's current Zoning and Land Use Designation for the property.

The EIR discloses all project related and cumulative impacts to biological resources and requires mitigation to reduce impacts to these resources. Nevertheless, the EIR concluded that impacts to biological resources will remain significant after implementation of all required mitigation measures. Site-specific plant and animal surveys did not identify any listed species on-site.

Response No. 13D: Comment noted. Focused botanical spring surveys were conducted by Bonterra Consulting and their sub-consultants prior to the Simi Fire of 2003, with supplemental surveys conducted aftewards. David Magney Environmental Consulting also prepared a Biota Report in 2006 (Appendix G of the EIR). This biota report included the original findings from the surveys completed by Bonterra Consulting and included extensive supplemental biological field survey results completed by David Magney Environmental Consulting over the course of two years, in 2005 and 2006.

Response No. 13E: Comment noted. Numerous pre and post-fire floristic surveys were completed by both Bonterra Consulting and David Magney Environmental Consulting. These surveys were used to complete the Biota Report for the proposed project. This report has been reviewed and approved by the Los Angeles County Significant Ecological Area Technical Advisory Committee (SEATAC), and according to SEATAC represents one of the most comprehensive Biota Reports ever reviewed by SEATAC. Focused surveys completed as part of the Biota Report did not identify San Fernando Valley Spineflower, Braunton's Milkvetch on-site. It is acknowledged that identification of any threatened or endangered plant or animal species during pre-construction biological surveys (required as mitigation) will require further consultation with the Department of Fish and Game under the California Endangered Species Act. To date, no threatened or endangered species have been identified on the subject property, despite several years of extensive surveys by two different consulting firms.

Response No. 13F: Comment noted. No response is required.

Response No. 13G: Comment noted. Arroyo Toad was not observed during the extensive pre and post-fire field surveys completed on the subject site. However, if identified as part of any pre-

construction survey, it is acknowledged that consultation with the U.S. Fish and Wildlife Service would be required.

Response No. 13H: Comment noted. No response is required.

Response No. 13I: Language has been added to Biological Mitigation Measure No. 2 prohibiting the use of rodenticides by the Homeowners Association or future residents. This prohibition will be included in the HOA Covenants Codes and Restrictions (CC and R's) and notice will be given to future residents through their home purchase contracts.

Response No. 13J: Comment noted. Appropriate measures, such as adequate fencing of all open space areas, will be implemented to reduce the potential of direct and indirect human interaction with wildlife. The developers will prepare a brochure that will be provided to homeowners, which will describe local biological resources and will recommend measures to minimize conflicts with wildlife and how to protect wildlife using the natural habitats remaining within Lyons Canyon Ranch.

Response No. 13K: Comment noted. Although the subject property is located adjacent to the I-5 Freeway and the Stevenson Ranch master-planned community, biological surveys completed for the subject property determined that there is a potential for human encounters with wildlife. However, the potential for human encounters with dangerous wildlife (such as bear, or mountain lion) is considered minimal. Nevertheless, out of an abundance of caution, EIR mitigation measures require the proper fencing of all open space areas to minimize human intrusion into sensitive or wildland areas and wildlife intrusion into residential areas.

Response No. 13L: Comment noted. The Homeowner's Association will be responsible for educating future residents about living with wildlife.

Response No. 13M: Comment noted. No response required.

Response No. 13N: Comment noted. No response required.

Response No. 13O: Comment noted. Biological Mitigation Measures 1 through 9 were developed with the intent of ensuring the preservation, and restoration of all sensitive plant species. Transplantation and/or seed propagation and planting of sensitive plant species was based on recommendations from knowledgable botanists experienced with the proposed methods. Therefore, the EIR preparers and the County are reasonably confident that these measures can be completed successfully. Prior to implementation of any sensitive plant translocation and/or seed propagation, a detailed sensitive plant species mitigation plan must be prepared and approved by the Department of Regional Planning Staff Biologist, and comments from CDFG's plant ecologist are welcomed. In addition, the EIR does not rely upon such transplantation efforts as a basis to claim all impacts are reduced to a less than significant level. Rather, after imposing all feasible sensitive plant mitigation, including avoidance, transplantation, and seed propagation, the EIR concludes that impacts to several plant species are significant and unavoidable. Furthermore, the EIR states that in the event transplantation, and seed propagation ultimately fails, cumulative impacts are likely to be significant and unavoidable.

Response No. 13P: Comment noted. No response required.

Response No. 13Q: Comment noted. No Western Spadefoot Toads were identified on the subject site during the numerous field surveys completed on the subject property. It should be noted that these surveys were conducted during the summer and winter months (with water present). The proposed project will preserve the most high value riparian habitats in perpetuity. Preservation of these areas will provide opportunities for the establishment of suitable Western Spadefoot Toad habitat.

Response No. 13R: Comment noted. No response required.

Response No. 13S: Comment noted. Only the improved open space areas (such as landscaped slopes) are proposed for management and protection via the HOA. All natural open space areas are proposed for protection via an appropriate legal instrument (i.e. conservation easement, deed restriction, or fee simple donation). These areas will be either owned or managed by a qualified land conservancy. All areas within CDFG jurisdiction requiring mitigation will be protected via a conservation easement, as required by the Streambed Alteration Agreement.

Response No. 13T: Comment noted. No response required.

DEPARTMENT OF FISH AND GAME
http://www.dfg.ca.gov
South Coast Region
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201

RECEIVED
NOV 22 2006

November 21, 2006

Mr. Rudy SIlvas
Los Angeles Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Draft Environmental Impact Report for
Lyon's Canyon Ranch Project
SCH # 2003031086, Los Angeles County

Dear Mr. Silvas:

The Department of Fish and Game (Department) has reviewed the Draft Environmental Impact Report (DEIR) for the above referenced proposed project relative to impacts to biological resources. The proposed project is a request for a tentative tract map and Conditional Use Permit and Oak Tree Permit to authorize the development of 93 single family detached homes, 91 senior condominium units and a 2-acre lot for an 8,000-square foot fire station. Approximately 130 acres of the undeveloped 234.8-acre project site are proposed for protection in perpetuity as natural open space. Approximately 34 acres of the site will also be used to construct detention basins. The project site supports several rare plant species, threatened vegetative communities and California species of special concern. The Oak Tree Permit is requested for the removal or the encroachment opon up to 226 oak trees. Portions of the project are located within two Los Angeles County Significant Ecological Areas (SEA): the Santa Susana Mountains SEA; and Lyon's Canyon SEA. The project is located near the intersection of The Old Road and Sagecrest Circle near the City of Santa Clarita in unincorporated Los Angeles County. The project is surrounded by public open space and privately owned vacant lands to the south, privately owned vacant lands to the immediate east and west, commercial and residential development to the north and the Old Road and Golden State Freeway to the east.

13A The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (CEQA Section 15386) and pursuant to our authority as a Responsible Agency under the California Environmental Quality Act (CEQA), Section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (Fish and Game Code Section 2050 et seq) and Fish and Game Code Section 1600 et seq.:

PROJECT ALTERNATIVES

13B Alternatives - The DEIR discusses several project alternatives which were considered to reduce the environmental impacts from the project.

13B Cont.

The Department recommends the no project alternative for the proposed project and suggests that the project site be acquired and preserved in perpetuity as natural open space to maintain the biodiversity of this region and best serve the citizens of California. Justification for the no project alternative includes:

13C Cont.

a. The project is located within two Los Angeles County designated Significant Ecological Areas located within the Santa Susana Mountains, a regional area supporting high biological diversity that is continually being reduced in area and degraded as the result of urban development and associated edge effects and disturbances. It is the Department's opinion that the project site supports a high biological diversity and serves as a buffer between existing urban sprawl and core wildlife habitat areas. Further intrusion within this area is likely to promote further degradation and development proposals.

b. The project will adversely impact rare plant species, threatened vegetative communities, jurisdictional drainages, and wildlife species considered species of special concern by the Department.

c. Even with the successful implementation of intensive mitigation measures proposed in the DEIR, the DEIR still acknowledges that the project will result in significant adverse impacts to biological resources which cannot be mitigated below a level of significance under CEQA.

IMPACTS TO BIOLOGICAL RESOURCES

13D

1. Botanical Surveys – Department review of the DEIR and discussion with project consultants indicates that no focused botanical surveys were conducted on the site prior to or after the Semi Fire in 2003 but that all plants observed during general botanical, wildlife, oak tree and wetland delineation surveys were documented and all special status plants that could potentially be supported on the site were also listed in the DEIR as potentially occurring on site. The DEIR states that preconstruction surveys for special status plants will be conducted prior to site disturbance.

13E

It can be assumed that the floristic composition on the project site was altered following the Semi fire and that several special status plant species may have appeared post fire on the site. The Department recommends that focused surveys be conducted on site for special status plant species including but not limited to: San Fernando Valley spineflower, a state endangered species; and Braunton's milk vetch, a federal endangered species that could possibly occur on site as listed In the DEIR. The documented existence of listed plant species or other special status plant species following the Semi fire using focused survey methods would further facilitate avoidance and mitigation measures. The presence of state listed plants proposed for impact by the project would require further consultation with the Department under the California Endangered Species Act.

13F

2. Biological Surveys – The DEIR lists wildlife species observed on site during general wildlife and botanical surveys, and focused oak tree and wetland delineation surveys. Wildlife species potentially occurring on site due to habitat suitability and appropriate range were also included in the DEIR.

13G The Department recommends focused surveys for arroyo toad as the project site was documented in the DEIR as supporting appropriate habitat for this species. Project impacts to arroyo toad or their occupied riparian and upland habitats would require further consultation with the US Fish and Wildlife Service.

3. Pest Management Concerns – The DEIR states that the HOA will be responsible for maintaining common areas and areas designated as project mitigation for natural open space.

13H Secondary poisoning of wildlife is an increasing problem near the urban fringe and is a concern to the Department. For the past several years, the National Park Service (NPS) has been tracking wildlife in the Santa Monica and Santa Susana Mountains and the Simi Hills, including mountain lions. There were only four known adult mountains lions and four cubs in the more than 300,000 acres of the Santa Monica Mountains and Simi Hills. In December 2004, two adult mountain lions were found dead. The NPS confirmed that anticoagulant rodent poisons were responsible for their deaths and suspects that the mountain lions ingested the poison by eating coyotes that had eaten poisoned rodents.

Also, a recent NPS study found that 80% of the bobcats in our area have some level of anticoagulants in their systems. That study found that the 77% survival rate for bobcats in our area dropped to 50% in 2002 and 20% in 2003. The primary reason for the sudden decline was anticoagulant poisons.

Anticoagulants are toxins that are used in major rodent poisons. The use of these poisons is widespread, often used by schools, parks and golf courses, and in and around housing developments. Anticoagulants such as bromadialone and brodifacoum prevent clotting, causing animals to bleed to death internally. As these poisons move up the food chain, other wildlife and sometimes domestic pets, are unintentionally poisoned.

13I Poisons such as rodenticides are sometimes broadcast by humans in their yards or by maintenance crews in common landscape areas in an unauthorized manner which allows target species to be scavenged upon by predators resulting in secondary poisoning to the predator. Use of rodenticides contrary to their intend use/application anywhere within the proposed residential complex and/or open areas may pose a hazard to wildlife on or off the open space lots and should be prohibited via notification to home buyers through their home purchase contracts and CC&Rs.

4. Urban/Wildlife Conflicts: Several wildlife species that often result in urban/wildlife conflicts have been documented in the Project area. These species include black bear, 13J mountain lion, coyote, deer, raccoon, skunk, and bats species that utilize structures for roosting. Direct and indirect human interactions with some of these species can result in human fatalities, injury, and loss of property, as well as, wildlife injuries, fatalities, and an increase in depredation permit requests.

13K The applicant should develop a plan to avoid and minimize urban wildlife conflicts. This plan should be developed in cooperation with the Department well in advance of any Project approvals and should be included within the final EIR approved for this Project. As part of this plan, residents should be required to store all trash in bear proof dumpsters and to keep pet food indoors. Residents should also be encouraged to

13K Cont. landscape with deer-resistant plants, enclose gardens with deer-proof fencing, pick up fallen tree fruit, install motion-sensitive lighting around the house and garden, avoid leaving small children or pets outside unattended, avoid providing artificial sources of water around the home, keep landscaping at ground-level to reduce hiding places, and to provide secure enclosures for domestic animals.

13L The Department also recommends that the applicant actively engage in public education to inform residents of the community about living with wildlife. One recommended approach is that the applicant develop and produce a brochure to be routinely distributed to all owners of record and that would also be made readily available to all residents of the subdivision and commercial development.

MITIGATION MEASURES

13M 1. Mitigation Measures for Botanical Resources - The DEIR recommends mitigation measures for adverse impacts to several sensitive botanical species, vegetative communities and other communities providing biological value including: weakleaf burweed, special status chlochortus species, mock heather, skunk navarretia, California black walnut woodland, coastal sage scrub, non native grassland, oak woodland, wetland and riparian plant communities. Mitigation measures include: avoidance, preservation and protection of on site and/or off site habitat; habitat enhancement; and salvage and transplanting into suitable protected habitats. Seeking appropriate regulatory authorization such as a streambed alteration agreement with the Department is also acknowledged in the DEIR.

13N a. The Department generally concurs with the mitigation measures for the unavoidable impacts to sensitive plant species and vegetative communities.

13O b. The Department does not support the transplanting and relocation of special status plant species as an appropriate mitigation measure as these methods tend to be experimental in nature and may not prove successful. The Department recommends that the Department's plant ecologist be consulted regarding any methodologies proposed for the translocation of rare plants, monitoring and success criterion.

13P 2. Mitigation Measures for Wildlife Resources - To mitigate for impacts to wildlife species the DEIR proposes: preconstruction surveys and avoidance of occupied habitat; on site and/or off site preservation, enhancement and protection of habitat; allowing mobile species of wildlife to exit areas prior to disturbances; avoidance of active bird nests; and salvage and appropriate relocation of special status reptile and amphibians species using methods approved by the Department.

13Q The Department generally concurs with the intent of the mitigation measures for unavoidable impacts to wildlife species and their habitats. Salvage, relocation and habitat mitigation for amphibians requiring an upland component such as Western spadefoot should be especially comprehensive to assure success. Western spadefoot was listed in the DEIR as potentially occurring on site. Western spadefoot breeding pools may be sporadic from year to year depending on rain fall abundance and timing and may not have been detected during biological surveys of the property. The construction of artificial seasonal pools within appropriate areas of designated natural

13Q Cont. open space on the project site may greatly enhance breeding habitat for western spadefoot.

13R Cont. 3. Open Space Management - The DEIR states that all common areas including areas for mitigation for biological resources will be maintained by a Home Owner's Association (HOA) using a protective land restriction mechanism.

13S Assuring appropriate natural open space management and protection under Home Owner's Associates may prove problematic. HOAs often lack the expertise or resources to adequately manage natural open space areas and may be pressured over time to relax protective measures by residences who find living adjacent to natural open space inconvenient or uncomfortable. The Department recommends that all protected open space be managed by a local land conservancy such as the Santa Monica Mountains Conservancy under fee title and/or a conservation easement and appropriate endowment to facilitate management in perpetuity. The Department normally requires a conservation easement on areas designated to mitigate for impacts to Department jurisdictional drainages and/or state listed species with the Department listed as a designee on the easement.

13T The Department recommends that the above concerns be addressed prior to lead agency approval of the proposed project.

Thank you for this opportunity to provide comment. Questions regarding this letter and further coordination on these issues should be directed to Mr. Scott Harris, Associate Wildlife Biologist, at (626) 797-3170 and Mary Meyer, Plant Ecologist at 805/640-8019.

Sincerely,

Michael J. Mulligan
Deputy Regional Manager

bcc: Ms. Morgan Wehtje, Camarillo
Mr. Scott Harris, Pasadena
Ms. Mary Meyer, Ojai
Ms. Betty Courtney, Newhall
DRM-Chron; HCP-Chron
Department of Fish and Game

Mr. Scott Morgan, Sacramento
State Clearinghouse

SPH:sph

spharris/SilvasR_Lyons Canyon EIR_11-06.doc

SURNAME				
Elizabeth Love 11-21-06				

5.0 MITIGATION, MONITORING AND REPORTING PROGRAM

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
			Geology, Soils, and Seismicity					
GEO1.	All on-site soils that are prone to settlement and collapse in areas proposed for development of structure shall be removed and replaced with engineered fill.	L.A. County review and approval of Grading Plans and periodic monitoring by Project Geologist	During Final Engineering Plan Check and Site Grading	One Time Activity during Plan Check and Periodic During Grading	Prior to Issuance of Building Permits	Project Applicant,	L.A. County DPW - Land Development Division	
GEO2.	If identified during on-site grading by a registered Geotechnical Engineer and/or Geologist, Holocene-age alluvium shall be removed and replaced with engineered fill in areas proposed for development where alluvium directly overlies bedrock, to preclude the possibility of ground lurching.	On-site monitoring by Project Geologist	During Site Grading	Periodic	Prior to Issuance of Building Permits	Project Applicant,	L.A. County DPW - Land Development Division	
GEO3.	All liquefaction-prone soils identified during on-site grading by a registered Geotechnical Engineer and/or Geologist, shall be removed from areas proposed for development and replaced with engineered fill.	L.A. County review and approval of Grading Plans and periodic monitoring by Project Geologist	During Final Engineering Plan Check and Site Grading	One Time Activity during Plan Check and Periodic During Grading	Prior to Issuance of Building Permits	Project Applicant,	L.A. County DPW - Land Development Division	
GEO4.	Setbacks from over-steepened slopes or grading of slopes to a shallower angle, as recommended in the project's Geotechnical Report, shall be required to minimize rock fall hazards to development along the northern boundary of the proposed project site.	L.A. County review and approval of Grading Plans and periodic monitoring by Project Geologist	During Final Engineering Plan Check and Site Grading	One Time Activity during Plan Check and Periodic During Grading	Prior to Issuance of Building Permits	Project Applicant,	L.A. County DPW - Land Development Division	
GEO5.	Adequate structural setbacks for homes and commercial sites shall be required, and surface drainage shall be directed away from the toe of affected steep slopes, in order to prevent landslides or other slope failures in on-site areas susceptible to block-and/or toppling-type failures.	L.A. County review and approval of Grading Plans and periodic monitoring by Project Geologist	During Final Engineering Plan Check and Site Grading	One Time Activity during Plan Check and Periodic During Grading	Prior to Issuance of Building Permits	Project Applicant,	L.A. County DPW - Land Development Division	
GEO6.	As soon as grading is completed for each lot, establish a protective vegetative cover in all disturbed areas via planting and/or seeding, then place a temporary protective cover, such as jute netting, mulch, hay, or other non-erodible form of ground cover, until a vegetative cover is established.	L.A. County review and approval of SWPPP	During Final Engineering Plan Check and Grading	Periodic as lots are completed	Prior to Issuance of Building Permits	Project Applicant,	L.A. County DPW - Land Development Division	
GEO7.	Divert surface drainage from cut and fill slopes via brow ditches; collect surface drainage in ditches with relatively shallow gradients; and provide a means to inhibit sediment runoff into natural drainages until a protective vegetative cover effectively mitigates further soil erosion. Place energy-dissipating devices in drainages subject to increased runoff.	L.A. County review and approval of SWPPP and Drainage Plan and on-Site monitoring by Project Engineer	During Final Engineering Plan Check and Grading	One Time Activity during Plan Check and Periodic During Grading	Prior to Issuance of Building Permits	Project Applicant,	L.A. County DPW - Land Development Division	
GEO8.	When grading, project applicant shall minimize the area of disturbance outside of established grading envelope. A Construction Staging Plan shall accompany the Final Grading Plan and shall clearly delineate the limits of grading and identify any construction staging areas that are located outside of proposed grading boundary.	L.A.. county review and approval of Grading Plans and on-site monitoring by Project Geologist	During Final Engineering Plan Check and Grading	One Time Activity during Plan Check and Periodic During Grading	Prior to Issuance of Building Permits	Project Applicant,	L.A. County DPW - Land Development Division	
GEO9.	Incorporate recommended foundation designs, where applicable, to preclude any adverse effects on proposed structures in areas characterized by expansive soils, including but not limited to post-tensioned slabs, mat-slabs, or other foundation systems for residential structures.	L.A. County review and approval of final building plans	During Final Engineering Building Plan Check	One Time Activity	Prior to Issuance of Building Permits	Project Applicant,	L.A. County DPW - Land Development Division	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Geology, Soils, and Seismicity							
GEO10.	Fossil beds impacted by the proposed project shall be excavated by a qualified paleontologist to gather and record which species of vertebrate and macroinvertebrate fauna existed onsite during the Pliocene. The fossil record shall be preserved in an appropriate museum, such as the Natural History Museum of Los Angeles County, and the results published for the benefit of the scientific community and general public.	Field survey by qualified paleontologist during grading to identify fossil laden sediments.	During Grading	Periodic as necessary during grading	Prior to Issuance of Building Permits	Project Applicant	L.A. County DRP	
	Hydrology and Water Quality							
HWQ1.	Debris/detention basins shall be constructed on the westerly side of the intersection of "A" Street and "F" Street and the northerly side of the intersection of "A" Street and "D" Street. In addition to the debris basins, additional detention basins shall be placed in series above each debris basin to prevent the debris basins from becoming jurisdictional dams under the California Division of Safety of Dams. In addition to the above drainage improvements, the following items shall also be required: a) The development area adjacent to the double 8-foot by 8-foot culvert shall be raised to reduce the flooding potential. The final elevation shall be determined by FEMA during their review of a Conditional Letter of Map Revision request. b) In addition, the County of Los Angeles shall require the developers to obtain a drainage acceptance letter from the property owner immediately downstream of the double 8-foot by 8-foot culvert (mobile home park) prior to issuance of grading permits. c) The proposed debris/detention basin shall be cleared/maintained as necessary by the Los Angeles County Department of Public Works Flood Control Division, as appropriate.	L.A. County review and approval of Final Drainage Improvement Plans	During Final Engineering Plan Check	One Time Activity	Prior to Issuance of Certificate of Occupancy for 1st Residential Unit	Project Applicant	L.A. County DPW - Land Development Division	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
			Hydrology & Water Quality					
HWQ2.	Storm drains, culverts, channels, and outlets shall be designed per County of Los Angeles and Federal Emergency Management Agency (FEMA) Design Standards.	L.A. County review and approval of Final Drainage Improvement Plans	During Final Engineering Plan Check	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Land Development Division	
HWQ3.	Erosion protection (or energy dissipating structures) shall be placed at outlets to natural drainage channels in order to minimize the potential for erosion, subject to approval by the Los Angeles County Department of Public Works Flood Control Division, as appropriate.	L.A. County review and approval of Final Drainage Improvement and SWPPP Plan	During Final Engineering Plan Check	One Time Activity	Prior to Issuance of Grading Permit	Project Applicant	L.A. County DPW - Land Development Division	
HWQ4.	Any construction in the FEMA Zone A shall require a Conditional Letter of Map Revision. A Letter of Map Revision shall be required prior to building occupancy.	L.A. County review and approval of Conditional Letter of Map Revision	During Final Engineering Plan Check	One Time Activity	Prior to Issuance of Certificate of Occupancy for 1st Residential Unit	Project Applicant	L.A. County DPW - Land Development Division	
HWQ5.	Project developers shall prepare and submit a Notice of Intent to comply with the Construction General Permit to the State Water Resources Control Board.	L.A. County review and approval of SWPPP Plan	During Final Engineering Plan Check	One Time Activity	Prior to Issuance of Grading Permit	Project Applicant	L.A. County DPW - Land Development Division	
HWQ6.	Project developers shall prepare and receive approval of a Stormwater Pollution Prevention Plan (SWPPP) per requirements of the Construction General NPDES Permit.	L.A. County review and approval of SWPPP Plan	During Final Engineering Plan Check	One Time Activity	Prior to Issuance of Grading Permit	Project Applicant	L.A. County DPW - Land Development Division	
HWQ7.	Project developers shall comply with post-construction Best Management Practice (BMP) requirements as detailed in the L.A. County Standard Urban Storm water Mitigation Plan (SUSMP).	L.A. County review and approval of SUSMP Plan	During Final Engineering Plan Check	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Land Development Division	
HWQ8.	The project developer shall design, construct and maintain all structural storm water filtration devices proposed as part of the project. The final location of the proposed structural storm water filtration systems shall be determined by the Los Angeles County Department of Public Works prior to issuance of building permits.	L.A. County review and approval of Final Drainage Plan	During Final Engineering Plan Check	Annual	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Land Development Division	
HWQ9.	In order to limit the amount of coliform leaving the site in stormwater runoff, project developers shall implement public education programs for residents concerning the clean up of pet waste. Also, pet waste disposal bags and containers shall be provided around parks and other areas of high pet traffic.	L.A. County review and approval of project applicant's Pet Waste Disposal Public Education Program	Post-Construction	One Time Activity	Prior to issuance of Certificate of Occupancy for Last Residential Unit	Project Applicant	L.A County DRP	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Hydrology & Water Quality							
HWQ10.	Los Angeles County Department of Public Works shall be responsible for the operation and maintenance of any debris/detention basins on the site, which include: • Dispersion of alluvial sediment deposition at inlet structures, thus limiting the extended localized ponding of water. • Periodic sediment removal to ensure adequate storage and treatment volume. • Monitoring of the basin to ensure it is completely and properly drained. • Outlet riser cleaning. • Vegetation management to prevent marsh vegetation from taking hold, and to limit the growth of habitat for disease-carrying fauna. • Removal of graffiti, litter, vegetative and other debris. • Preventative maintenance on monitoring equipment. • Vegetative stabilization of eroding banks.	Developer to construct and dedicate all on-site debris/detention to L.A. County DPW	Post-Construction	Continuous	Prior to issuance of Certificate of Occupancy for Last Residential Unit	Project Applicant	L.A. County DPW-Land Development Division	
HWQ11.	The Los Angeles County Department of Public Works shall be responsible for the operation and maintenance of any storm water filters on the site, to include: • Providing adequate access for inspection and maintenance. • Removal of accumulated trash, paper and debris. • Corrective maintenance including removal and replacement of top layers of media. • Complete replacement of filter media every 3 to 5 years. • Periodic removal of vegetative growth.	Developer to construct and dedicate any storm water filters to L.A. County DPW	During Construction	Continuous	Prior to issuance of Certificate of Occupancy for Last Residential Unit	Project Applicant	L.A. County DPW-Land Development Division	
HWQ12.	The Los Angeles County Department of Public Works shall be responsible for the operation and maintenance of any storm water clarifiers on the site, which include: • Inspection prior to the beginning of the storm season. • Regular inspection following storm events. • Removal of accumulated sediment, trash and debris.	Developer to construct and dedicate any storm water clarifiers to L.A. County DPW	During Construction	Continuous	Prior to issuance of Certificate of Occupancy for Last Residential Unit	Project Applicant	L.A. County DPW - Land Development Division	
HWQ13.	Pesticide applications shall be managed through educational and other source control efforts, including the installation of efficient landscape irrigation systems in common areas and the development of guidance on applying these types of chemicals for contractors maintaining landscape areas. Examples of material which may be used for education may include educational pamphlets currently available through L.A. County and/or other sources (i.e., http://www.americanoceans.org/runoff/epa-bro.htm). Because of the concerns regarding indicators of human pathogens, education programs shall emphasize animal waste management, such as the importance of cleaning up after pets and not feeding wild animals, such as pigeons, seagulls, ducks and geese. The project applicant shall create and distribute these pamphlets to landscape contractors prior to on-site planting.	Developer to prepare contractor and resident pesticide management handbook	During Final Engineering Plan Check	One Time Activity	Prior to issuance of Building Permit	Project Applicant	L.A. County DRP	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
			Hydrology & Water Quality					
HWQ14.	The project applicant shall prepare an herbicide/pesticide program to be utilized by landscaping contractors on commonly owned landscaped areas. This program shall include requirements to minimize the use of herbicides and pesticides in these landscaped areas and shall be prepared and in place prior on-site planting.	Developer to prepare Pesticide Management handbook	During Final Engineering Plan Check	One Time Activity	Prior to issuance of Building Permit	Project Applicant	L.A. County DRP	
			Hazards and Hazardous Materials					
HAZ1.	If unknown wastes or suspect materials are discovered during construction by the contractor, which he/she believes may involve hazardous waste/materials, the contractor shall: • Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area; • Notify the project engineer of the implementing agency; • Secure the areas directed by the project engineer; and • Notify the implementing agency's Hazardous Waste/Materials Coordinator.	Developer shall hire qualified Hazardous Waste/Materials Coordinator for on-site monitoring during construction	During Construction	Periodic	Prior to issuance of Grading Permit	Project Applicant	L.A. County DPW, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ2.	If deemed appropriate by the project's geotechnical engineer, the on-site abandoned oil well shall be re-abandoned per current DOGGR standards prior to issuance of any grading permit.	If necessary, Developer shall abandon on-site oil wells)	During Construction	One Time Activity	Prior to issuance of Grading Permit	Project Applicant	L.A. County DPW, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ3.	All miscellaneous debris shall be removed off-site and properly disposed of at an approved landfill facility prior to issuance of building permits. Once removed, a visual inspection shall be completed by a representative from the Los Angeles County Public Works Department, of the areas beneath the removed materials to confirm total removal. Any stained soils observed underneath the removed materials shall be sampled. Based on the results of the sampling, the applicant's consultant and a representative from the Los Angeles County Public Works Department shall determine the level of remediation efforts that may be required (if any).	Developer shall properly dispose of all on-site trash and debris generated during on-site grading	During Construction	Continuous	Prior to issuance of Certificate of Occupancy for 1st Residential Unit	Project Applicant	L.A. County DPW-Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ4.	One 500-gallon abandoned AST was observed atop a hill within the central portion of the project site. The tank shall be removed and properly disposed of at an appropriate landfill facility prior to issuance of building permits. Once removed, exposed soils shall be visually observed to confirm the presence/absence of staining (an indication of contamination migration into the subsurface). If observed, stained soils shall be tested to identify appropriate remedial activities (if necessary).	Developer shall remove and properly dispose of 500-gallon above-ground storage tank	During Construction	One Time Activity	Prior to issuance of Grading Permit	Project Applicant	L.A. County DPW-Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ5.	The fallen power line and transformer shall be removed off-site and properly disposed of at an approved landfill facility prior to issuance of building permits. Additionally, other transformers on-site shall be removed/relocated during site construction/demolitions. This removal/relocation shall be conducted under the purview of the local utility purveyor to identify proper handling procedures regarding potential PCBs. The concrete on which the power line and transformer fell shall be removed and properly disposed of at an approved landfill facility. Any stained soils observed underneath the concrete shall be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.	Developer shall remove and properly dispose of fallen power line and transformer	During Construction	One Time Activity	Prior to issuance of Grading Permit	Project Applicant	L.A. County DPW, and L.A. County Fire Department (Hazardous Materials Division)	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
Hazards and Hazardous Materials								
HAZ6.	The contents of the concrete structure shall be removed off-site and properly disposed of at an approved landfill location prior to issuance of building permits. Once removed, a visual inspection of the area beneath the removed materials shall be performed. Any stained concrete or soil (depending on material) observed underneath the removed materials shall be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required. If concrete is present and staining is noted, the concrete shall be removed and disposed of at an appropriate permitted facility. Once removed, exposed soils shall be visually observed to confirm the presence/absence of staining (an indication of contamination migration into the subsurface). If observed, stained soils shall be tested to identify appropriate remedial activities (if necessary).	Developer shall remove and properly dispose of existing concrete structure(s)	During Construction	One Time Activity	Prior to issuance of Building Permit	Project Applicant	L.A. County DPW-Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ7.	The terminus of all undocumented pipes shall be defined. The primary concern with pipes that extend into the ground surface is the potential for the pipe(s) to act as a ventilation apparatus for an undocumented UST. Should a UST be present, the UST shall be removed and properly disposed of at an approved landfill facility prior to issuance of building permits. Once removed, a visual inspection of the areas beneath and around the removed UST shall be performed. Any stained soils observed underneath the UST shall be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.	Developer shall hire appropriate professional to map all undocumented pipes on-site	Prior to Construction	One Time Activity	Prior to issuance of Grading Permit	Project Applicant	L.A. County DPW-Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ8.	The on-site well shall be properly removed and abandoned prior to issuance of a building permit pursuant to the latest procedures required by the Los Angeles County Department of Health Services with closure responsibilities for the wells. Any associated equipment (i.e., piping) shall be removed off-site and properly disposed of at a permitted landfill. A visual inspection of the areas beneath the removed materials (if present) shall be performed. Soil sampling around the well shall be performed, as determined appropriate by a qualified Phase II professional.	Developer shall properly remove and abandon on-site well(s)	Prior to Construction	One Time Activity	Prior to issuance of Grading Permit	Project Applicant	L.A. County DPW, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ9.	The project site was utilized for agricultural purposes in the past and may contain pesticide residues in the soil. Soil sampling shall occur throughout the project site, especially in areas of past development (as identified within the historical aerial photographs) prior to issuance of building permits. The sampling shall determine if pesticide concentrations exceed established regulatory requirements and shall identify proper handling procedures that may be required.	Developer shall complete soil sampling for pesticides	Prior to Construction	One Time Activity	Prior to issuance of Grading Permits	Project Applicant	L.A. County DPW-Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ10.	Pipeline operators shall be notified in advance of any grading activity in the vicinity of the off-site oil pipeline. Any specific requirements of the operator to avoid disturbance that could create a safety hazard shall be fully implemented. Possible methods to protect underground utilities include dielectric coating, cathodic protection, mortar coating, or encasement in cement slurry or concrete.	Developer shall notify pipeline operations of project grading	Prior to Construction	One Time Activity	Prior to issuance of Grading Permit	Project Applicant	L.A. County DPW-Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ11.	Prior to grading in the vicinity of the off-site oil pipeline, the location of the pipeline shall be marked. If a pipeline will be affected by project grading, no grading shall occur in such area until pipeline is re-located. Underground Service Alert shall be notified 48 hours in advance of grading and shall clear the pipeline location prior to grading activity.	All on-site pipelines shall be located and confirmed to be outside of grading envelope	Prior to Construction	One Time Activity	Prior to issuance of grading permits	Project Applicant	L.A. County DPW-Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Noise							
N1.	Construction shall be limited to the hours of 7:00 AM to 7:00 PM on any working day except Sundays and holidays, in accordance with the County's Noise Control Ordinance (County Code Section 12.080.440.)	Developer shall not allow construction outside of 7:00 AM to 7:00 PM	During Construction	Continuous	During Construction	Project Applicant	LA County DRP	
N2.	The following measures shall be implemented by the project applicant to reduce potential construction noise impacts on nearby sensitive receptors: a) During all site excavation and grading, the construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. b) The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. c) The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and the existing noise-sensitive receptors (existing residences) north of the project site during all project construction.	Developer shall require all contractors to comply with noise reduction measures	During Construction	Continuous	During Construction	Project Applicant	LA County DRP	
N3.	A sound barrier, with a minimum wall height of six feet, is required for ground-floor frontline outdoor active use areas on the following lots: Lots 83 through 85 and Lots 87-90.	L.A. County review and approval of sound walls shown on Final Improvement Plans	During Final Engineering Plan Check	One Time Activity	Prior to Building Permit Issuance for Lots 83-85 and Lots 87-90	Project Applicant	LA County DPW-Building and Safety Division	
N4.	A sound barrier, with a minimum wall height of seven feet, is required for ground-floor frontline outdoor active use areas on Lot 86.	L.A. County review and approval of sound walls shown on Final Improvement Plans	During Final Engineering Plan Check	One Time Activity	Prior to Building Permit Issuance for Lot NO. 86	Project Applicant	LA County DPW-Building and Safety Division	
N5.	A sound barrier, with a minimum wall height of five feet, is required for ground-floor frontline outdoor active use areas on the following lots: Lot 91-94.	L.A. County review and approval of sound walls shown on Final Improvement Plans	During Final Engineering Plan Check	One Time Activity	Prior to Building Permit Issuance for Lots 91-94	Project Applicant	LA County DPW-Building and Safety Division	
N6.	Balconies or decks, if proposed for the frontline dwelling units on Lots 83 through 94 and the attached senior housing, which are directly exposed to traffic noise from The Old Road and I-5, shall require a noise barrier with a minimum height of five feet along the perimeter of balconies or decks. Balconies or decks on the side of the building facing away from the street or outside of the 65 dBA CNEL impact zone shall not require sound wall protection.	L.A. County review and approval of sound walls shown on Final Improvement Plans	During Final Engineering Plan Check	One Time Activity	Prior to Building Permit Issuance for Lots 83-94 and Senior Housing Units	Project Applicant	LA County DPW-Building and Safety Division	
N7.	Mechanical ventilation, such as an air-conditioning system, shall be required for lots 76-99 and all units in the senior housing lot.	L.A. County review and approval of mechanical ventilation plans for residential units	During Final Engineering Plan Check	One Time Activity	Prior to Building Permit Issuance for Lots 76-99 and Senior Housing Units	Project Applicant	LA County DPW-Building and Safety Division	
N8.	Windows with a minimum STC-30 rating are required for bedrooms exposed to I-5 traffic on Lots 83-88, except for Lot 86, where windows with a minimum STC-32 rating are recommended for bedrooms exposed to I-5 traffic.	L.A. County review and approval of Building Plans including appropriate window specifications	During Final Engineering Plan Check	One Time Activity	Prior to Building Permit Issuance for Lots 83-88, except 86	Project Applicant	LA County DPW-Building and Safety Division	
N9.	Windows with a minimum STC-34 rating are required for sleeping quarters associated with the proposed fire station.	L.A. County review and approval of Building Plans including appropriate windows specifications for fire station sleeping quarters	During Final Engineering Plan Check	One Time Activity	Prior to Building Permit Issuance for Fire Station Building	LA County Fire Department	LA County DPW-Building and Safety Division	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
			Air Quality					
AQ1.	The construction contractor shall be responsible for ensuring that all measures listed in Table 5.5-7, Standard Measures for Construction-Related Emissions are implemented. To achieve the particulate control efficiencies shown, finished surfaces shall be stabilized with water and/or soy-based, or other non-chloride-based, dust palliatives and isolated from traffic flows to prevent emissions of fugitive dust from these areas.	Developer and all sub-contractors shall implement all applicable air quality control measures during construction	During Project Construction	Continuous	During Project Construction	Project Applicant	LA County DRP, SCAQMD	
AQ2.	All construction equipment shall be maintained in good operating condition so as to reduce operational emissions. The construction contractor shall ensure that all construction equipment is being properly serviced and maintained.	Developer shall ensure that all contractors properly maintain construction equipment	During Project Construction	Continuous	During Project Construction	Project Applicant	LA County DRP, SCAQMD	
AQ3.	The construction contractor shall utilize, as much as possible, percolated/natural colored building materials, water-based or low-VOC coating on all interior and exterior walls, and coating transfer or spray equipment with high transfer efficiency, such as HVLP spray method, or manual coatings application such as a paintbrush, hand roller, trowel, spatula, dauber, rag, or sponge.	Developer shall verify that contractor utilizes low-VOC coatings where feasible	During Project Construction	Continuous	Prior to issuance of Building Permits	Project Applicant	LA County DRP, SCAQMD	
AQ4.	Low-emitting paints and solvents shall be used on all future on-site structures.	Developer shall require contractor to use low-VOC paints	During Project Construction	Continuous	Prior to issuance of Building Permits	Project Applicant	LA County DRP, SCAQMD	
AQ5.	To the extent feasible, future on-site buildings shall incorporate design principles of the Energy Star program and/or Leadership in Energy and Environmental Design (LEED) program, and associated energy-saving features, including energy-efficient heating and cooling systems, tight construction and ducts, improved insulation, high-performance windows, and built-in energy efficient appliances.	Developer shall utilize Energy Star Products and incorporate LEED building principles where feasible	During Project Construction	Periodic	Prior to issuance of Building Permits	Project Applicant	LA County DRP, SCAQMD	
AQ6.	All public and private parking areas (i.e. recreational facilities, trailhead parking, senior housing parking) shall be planted with trees to insure shading and prevent heat buildup.	L.A. County review and approval of Landscaping Plans	During Plan Check of Final Landscaping Plans	One Time Activity	Prior to Issuance Building Permits	Project Applicant,	LA County DRP	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Biological Resources							
BIO1.	**Supplemental Surveys**. Prior to site disturbance activities associated with the proposed project, supplemental seasonal field surveys for Ambrosia confertiflora, and any other special-status plant species, should be conducted to clearly determine and to mark off the exact locations and numbers of plants onsite in the development footprint as well as those to be preserved. Surveys should be conducted in the spring prior to construction to flag locations of special-status plants within and immediately adjacent to the project site. As many seeds as possible of populations within the grading areas shall be salvaged and planted in preserve areas. Rancho Santa Ana Botanic Garden would be an appropriate facility to conduct the salvage, storage, and ongoing propagation of these special-status plant species. **Avoidance and Protection.** Areas with Ambrosia confertiflora, and other special-status plant species, outside of the development footprint shall be avoided and preserved in perpetuity through an appropriate recordable legal instrument. The legal document shall be recorded prior to issuance of a grading permit. A qualified botanist shall survey for, and appropriately mark, all populations of special-status plant species at Lyons Canyon Ranch that are to be avoided and preserved. Where avoidance and protection is not possible, mitigation shall be accomplished through seed planting. **Seed Collection and Propagation.** A seasonal survey A seasonal survey shall be conducted in suitable habitat after the flowering season and shall be obtained from the native trees, shrubs, herbs, and grasses cleared from the project site during construction activities. The survey shall be conducted by a qualified botanist familiar with the flora of the Santa Susana Mountains. Seeds shall be collected when ripe, cleaned, and stored by a qualified nursery or institution with appropriate storage facilities, and transferred to a native plant nursery experienced with propagating special-status plant species and grown out to 1-gallon container size. The best time to sow seed is in the fall in conjunction with the onset of rain. These plants shall be planted in suitable preserved habitat onsite at a ratio of 10 plants for every 1 plant impacted by the project. The propagated plants shall be maintained and monitored for a period of five (5) years after initial planting, with annual reports submitted to the County. **Determine Final Mitigation Sites.** A site analysis plan must be conducted to determine potential planting areas and to identify the most appropriate mitigation site(s) acceptable to the Los Angeles County Department of Regional Planning, which should be conducted prior to seed collection. A detailed mitigation plan shall be prepared and submitted to the appropriate agencie(s) for review prior to implementation. The plan must be prepared by a qualified botanist as determined by Los Angeles County Director of Planning. Potential mitigation areas for special-status plant species onsite are shown above on Exhibit 5.6-21, Potential Special-Status Plant Species Mitigation Areas. The estimated mitigation area available for relocation and plantings of Ambrosia confertiflora and other special-status plant species is approximately 5.58 acres. **Prepare Detailed Mitigation Plan.** Following seed collection, special-status species plantings shall be planted into suitable mitigation sites in the undeveloped portions of the project site, or in an adjacent undeveloped acreage that shall be preserved in perpetuity. A qualified botanist shall be selected by the applicant that is acceptable to the County to prepare and implement a detailed mitigation plan.	(1) Qualified botanist shall conduct a seasonal survey prior to ground disturbing activities. (2) If sensitive species are found, seeds are to be gathered and grown. (3) Restoration Plantings shall be planted in mitigation areas pursuant to detailed mitigation plan	Prior to and During Construction	Annually for 5 years	(1) For survey, prior to issuance of Grading Permit. (2) For Planting, prior to issuance of Building Permits	Project Biologist, Project Applicant	L.A. County DRP - County Biologist	
BIO2.	**Implement Conditions of Approval Related to Preserve Maintenance.** The Lyons Canyon Ranch project shall provide for the establishment of a Home Owners' Association (HOA) and the preparation of Conditions, Covenants, and Restrictions (CC&Rs) prior to the recordation of the final tract map as a condition of project approval. The HOA shall be governed by CC&Rs that describe all aspects of property maintenance of common area preserves and biological resource mitigation areas under control of the HOA. The HOA shall be fully funded, pursuant to, and consistent with, the recorded CC&Rs.	L.A. County review and approval of HOA CC&Rs establishing maintenance responsibilities	During Plan Check	One Time Activity	Prior to Final Map Recordation	Project Biologist, Project Applicant	L.A. County DRP - Land Development Division	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Biological Resources							
BIO2.	cont. The Lyons Canyon Ranch project HOA shall be responsible to maintain all common areas consistent with the applicable mitigation measures and conditions of approval adopted by the County of Los Angeles. The applicable mitigation measures and conditions of approval that fall under the responsibility of the HOA shall be explicitly specified in the CC&Rs, and shall be verified by the County of Los Angeles prior to recordation of the final tract map. Prior to undertaking any activities within preserve areas, the HOA shall retain the services of a wildlands ecologist acceptable to the DRP and familiar with plants and wildlife native to the Santa Clarita region to provide review and approve of the specific activities in preserve parcels. The ecologist shall also oversee HOA maintenance staff, when performing the following maintenance, to ensure compliance with biological mitigation measures applicable to the project site: • Fuel modification within common areas; • Maintenance of privately owned wetlands restoration areas; • Maintenance of common areas designated as preserves or mitigation areas; and • Maintenance of privately owned trails.	See Above	During and After Construction	Continuous	Prior to Issuance of Certificate of Occupancy for 1st Residential Unit	Project Applicant, Project Biologist and Project HOA	L.A. County DRP	
BIO3.	**Supplemental Surveys.** Prior to site disturbance activities associated with the proposed project, supplemental seasonal field surveys for Calochortus plummerae and Calochortus clavatus shall be conducted to clearly determine and to mark off the exact locations and numbers of plants onsite in the development footprint as well as those to be preserved. Surveys shall be conducted in the spring prior to construction to flag locations of Calochortus within and immediately adjacent to the project site. All bulbs and seeds of populations within the grading areas shall be salvaged, translocated, and subsequently planted in preserve areas. Rancho Santa Ana Botanic Garden would be an appropriate and County acceptable facility to conduct the translocation, storage, and ongoing propagation of these species. **Avoidance and Protection.** Areas with Calochortus outside of the development footprint shall be avoided and preserved in perpetuity through an appropriate recordable legal instrument. The legal document shall be recorded prior to issuance of a grading permit. A qualified botanist shall survey for, and appropriately mark, all populations of Calochortus at Lyons Canyon Ranch that are to be avoided and preserved. Where avoidance and protection is not possible, mitigation shall be accomplished through seed collection, bulb translocation and subsequent planting.	(1) Conduct seasonal field surveys for Calochortus plummerae and Calochortus clavatus. (2) Harvest bulbs and seeds for propagation. (3) Preserve Mitigation Areas via an appropriate legal instrument.	Prior to Construction	Periodic as necessary	(1) Prior to Issuance of Grading Permit for surveys. (2) Prior to Issuance of Certificate of Occupancy for 1st Residential Unit for Restoration	Project Applicant Project Biologist, L.A. County DRP - County Biologist	L.A. County DRP. - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Biological Resources							
BIO3.	cont. **Bulb Translocation.** A pre-construction survey during the peak flowering period, approximately March through June, shall be conducted by a qualified botanist, acceptable to the DRP, in the areas of the project site that will be disturbed, and all individual Calochortus plants shall be marked for subsequent relocation. Each impacted Calochortus bulb shall be clearly delineated with pin flags for collection by a qualified collector. Bulbs shall be collected after the flowering period when the plants are dormant. Where high lily concentrations exist onsite, the first ten inches or more of topsoil shall be moved in large blocks to the selected revegetation site. The salvaged bulbs or bulb-containing topsoil shall be translocated to an appropriate site(s) acceptable to the DRP within the preserved portions of the project site. **Seed Collection and Propagation.** Calochortus are typically grown from seed for mitigation purposes (Carol Bornstein, pers. comm. 30 January 2006). A seasonal survey prior to grading shall be conducted in suitable habitat during and after the flowering season to collect seeds. The survey shall be conducted by a qualified botanist acceptable to the DRP and familiar with the flora of the Santa Susana Mountains. Seeds shall be collected when ripe, cleaned, stored by a qualified nursery or institution with appropriate storage facilities, and transferred to a native plant nursery experienced with propagating Calochortus species and grown out to 1-gallon container size. The best time to sow seed is in the fall in conjunction with the onset of rain. Calochortus usually takes at least three (3) years to achieve flowering size, depending upon the species (Carol Bornstein, pers. comm. 30 January 2006). These plants shall be planted in suitable preserved habitat onsite and acceptable to the DRP at a ratio of 10 plants for every 1 plant impacted by the project. The propagated plants shall be maintained and monitored for a period of five (5) years after initial planting, with annual reports submitted to the County. **Determine Final Mitigation Sites.** A site analysis plan must be conducted prior to bulb collection to determine potential planting areas and to identify the most appropriate mitigation site(s) acceptable to the DRP. A detailed mitigation plan shall be prepared and submitted to the DRP for review prior to implementation. The plan must be prepared by a qualified botanist as determined by Los Angeles County Director of Planning. Potential mitigation areas for Calochortus species onsite are shown above on Exhibit 5.6-21, Potential Special-status Plant Species Mitigation Areas. The estimated mitigation area available for relocation and plantings of Calochortus is approximately 28.53 acres. **Prepare Detailed Mitigation Plan.** Following seed and bulb collection, the Calochortus shall be relocated into a suitable mitigation site in the undeveloped portion of the project site, or in an adjacent undeveloped acreage that shall be preserved in perpetuity. A qualified botanist shall be selected by the applicant that is acceptable to the County to prepare and implement a detailed mitigation plan. Please refer to Page 5.6-97 for a full description of these requirements.	See Above	See Above	See Above	See Above	See Above	See Above	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Biological Resources							
BIO4.	**Plant Juglans californica var. californica Onsite.** To mitigate for the loss of 0.50 acre of Juglans californica Alliance, including the loss of approximately 10 individual Southern California Black Walnut trees, plant locally indigenous seeds (walnuts) of Juglans californica var. californica in a designated mitigation site. Juglans californica var. californica fruit (walnuts) shall be collected from locally indigenous (onsite) sources. Seeds shall be gathered when ripe and transferred to a native plant nursery experienced with propagating Juglans californica for seed storage and subsequent propagation. Seedlings shall be grown out to 1-gallon container size, preferably in liners rather than 1-gallon pots. Seeds are a viable source for mitigation and will be utilized for some replacement. However, nursery-grown plantings should have higher success. These plants shall be planted in suitable preserved habitat found onsite at a ratio of 10 plants for every 1 plant impacted by the project. Since approximately 10 individuals of this species will be impacted from the project, at least 100 trees will be req The seedlings should be monitored and irrigated on a regular basis to ensure survival. Juglans californica can also be grown from mature stem cuttings and sprouted in a greenhouse. Rooted cuttings can then be planted at the mitigation site(s). Planting should occur on one or more of the preserve areas onsite on a north-facing slope adjacent to Coast Live Oak Woodland areas. With proper maintenance and monitoring, the impacts should be fully mitigable. No sensitive habitat shall be impacted during Juglans mitigation efforts. The planted plants shall be maintained and monitored for a period of five (5) years after initial planting, with annual reports submitted to the County. Potential Juglans californica var. californica mitigation areas onsite are shown above on Exhibit 5.6-21, Potential Special-status Plant Species Mitigation Areas. The estimated mitigation area available for plantings of Juglans californica var. californica is approximately 6.96 acres. Implementing Mitigation Measure BIO1 will also mitigate for this impact.	(1) Harvest on-site walnut seeds for re-planting. (2) Developer to plant locally indigenous seeds of Juglans californica var. californica fruit in a designated mitigation site	Prior to and During Construction	Annually	(1) Harvest prior to Issuance of Grading Permit. (2) Completion of restoration prior to Issuance of C of O for the last residential unit	Project Applicant Project Biologist, L.A. County DRP - County Biologist	L.A. County DRP - County Biologist	
BIO5.	**Conduct Survey, Propagate Seeds, and Plant Onsite.** Since the location or presence of the rare plant species likely to occur onsite (Aster greatae, Erodium macrophyllum, Horkelia cuneata ssp. puberula, Lepidium virginicum var. robinsonii, Nolina cismontana, and Senecio aphanactis) is not confirmed, seasonal surveys shall be conducted in suitable habitat at a time when positive identifications can be made. The surveys shall be conducted by a qualified botanist acceptable to the DRP and familiar with the flora of the Santa Susana Mountains. If any of these plants are found to be within the project impact area, then, prior to grading, seeds shall be gathered when ripe and transferred to a native plant nursery experienced with propagating sensitive or similar species, and grown out to 1-gallon container size. These plants shall be propagated in suitable preserved habitat found onsite at a ratio of 10 plants for every 1 plant of each species impacted by the project. The mitigation plantings shall be maintained and monitored for a period of five (5) years after initial planting, with annual reports submitted to the County. Seeding may require several seed sowing events to establish viable reproducing populations at the mitigation site.	Project Biologist shall conduct seasonal surveys for rare plants	Prior to Construction	Annually	Prior to Issuance of Grading Permits	Project Applicant Project Biologist, L.A. County DRP - County Biologist	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Biological Resources							
BIO6.	**Apply for 401 Certification.** Prior to the issuance of a grading permit, the project applicant shall obtain coverage under the California Regional Water Quality Control Board's general permit for storm water discharge associated with construction activity and shall comply with all the provisions of the permit, including the development of a storm water pollution prevention plan, which includes provisions for the implementation of best management practices and erosion control measures. Best management practices shall include both structural and non-structural measures. Implementing Mitigation Measures AQ1 through AQ4 (Mitigation Measures for Dust Control), in the Air Quality section of this EIR, will also mitigate for this impact.	Developer shall obtain 401 Water Quality Certification	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant	L.A. County DRP & RWQCB	
BIO7.	**Implement Conditions of Approval Related to Landscaping.** The Lyons Canyon Ranch project shall provide for the establishment of a Home Owners' Association (HOA) and the preparation of Conditions, Covenants, and Restrictions (CC&Rs) prior to the recordation of the final tract map as a condition of project approval. The HOA shall be governed by CC&Rs that describe all aspects of property maintenance of common area landscape, and the overall regulation of aesthetics for the property grounds and buildings. The HOA shall be fully funded, pursuant to, and consistent with, the recorded CC&Rs. The Lyons Canyon Ranch project HOA shall be responsible for maintaining all common areas, that are routinely maintained, consistent with the applicable mitigation measures and conditions of approval adopted by the County of Los Angeles. The applicable mitigation measures and conditions of approval that fall under the responsibility of the HOA shall be explicitly specified in the CC&Rs, and shall be verified by the County of Los Angeles prior to recordation of the final tract map. Prior to landscaping installation, the HOA shall retain the services of a licensed landscape architect acceptable to the DRP and familiar with plants native to the Santa Clarita region to provide review and approval of the landscaping of individual parcels consistent with the plant list approved by the County Biologist. The landscape architect shall also oversee HOA maintenance staff, when performing the following maintenance, to ensure compliance with biological mitigation measures applicable to the project site: • Fuel modification within common areas; • Maintenance of street or roadway landscaping; • Maintenance of parks; • Maintenance of landscaped common areas; and • Maintenance of roadway landscaping. Said landscape architect and/or HOA shall not be responsible for maintenance or oversight of activities within lands dedicated in fee title to Los Angeles County or any other agency. The HOA shall enforce the CC&Rs at all times through the terms outlined in the recorded CC&Rs.	L.A. County review and approval of HOA CC and R's during plan check	Prior to Construction	One Time Activity	Prior to Recordation of Final Map	Project Applicant	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Biological Resources							
BIO8.	**Submit Project Landscape Design Submitted for County Approval.** Project landscape design shall be submitted by a qualified botanist to the County Biologist for review and approval. The review shall ensure that no invasive, exotic plant species such as those listed in the CNPS and California Invasive Plant Council 1999 List (CalIPPC 1999) and subsequent (draft) list for 2005 are used in any proposed landscaping, and that suitable substitutes are proposed. Only locally indigenous native species shall be used in landscaping along a boundary bordering open space/SEA. Native plants used shall include coastal sage scrub, chaparral, and woodland species that currently occur on the project site.	L.A. County Biologist review and approval of Landscape Plan	During Landscaping Plan Check Phase	One Time Activity	Prior to Issuance of Building Permits	Project Applicant,	L.A. County Planning Dept. - County Biologist	
BIO9.	**Comply with CC&R Landscape Plan Review.** The CC&Rs for the homes shall prohibit planting any invasive exotic species listed by either CNPS or CalIPPC. Homeowner landscaping plans shall be submitted to the HOA for review and approval consistent with this requirement as described in the CC&Rs. The review shall ensure that no invasive exotic plant species are planted onsite in order to reduce the chance of inadvertent introductions or escapes of invasive exotic species into native habitats, including bordering open space areas and SEAs. Implementing Mitigation Measure BIO7 will also mitigate for this impact	Homeowners shall submit landscaping plans to the HOA for review and approval consistent with the requirements described in the CC & Rs	During Landscaping Plan Check Phase	One Time Activity	Prior to Issuance of a Certificate of Occupancy for each residential unit	Project Applicant, L.A. County DRP - County Biologist	L.A. County Planning Dept. - County Biologist	
BIO10.	**Implement BMPs.** In order to minimize impacts to aquatic (riparian) habitat and aquatic wildlife due to alteration of the riparian habitat onsite, the construction activities shall be conducted during times of no active channel flows (during the dry season, generally June through October). However, if construction must be conducted while active flows are present within the riparian system, the following measures shall be implemented to minimize impacts: • Equipment contact with the active channel should be avoided, and equipment should enter the active channel only within the permitted and demarcated areas; • Flows should be diverted from the work area prior to initiating work; • Sedimentation barriers should be installed downstream of any work areas within the active channel and should be maintained frequently to ensure they are working properly; • Exposed groundwater should be allowed to settle behind a downstream diversion berm prior to discharge to the primary flow channel; • Turbidity levels should be monitored and minimized to levels consistent with the project's RWQCB General Permit for stormwater discharge requirements (no greater than a 20% increase in turbidity downstream of the work areas); and • All foreign materials and litter should be removed from the channel, including but not limited to trash, concrete, metal, fencing, rebar, Styrofoam, plastic, and any dumped materials.	Developer shall implement Stormwater BMPs in active channel if construction occurs when active flows are present within the riparian system	During Construction	Periodic as Necessary	Prior to Issuance of Grading Permits	Project Applicant	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Biological Resources							
BIO11.	**Pre-construction Surveys and Relocation.** Prior to grading or site-clearing activities, a qualified biologist acceptable to the DRP shall survey the construction areas of the site to determine if wildlife species are foraging, frequenting, or nesting on or adjacent to the construction areas. If any wildlife species are observed foraging, frequenting, or nesting during construction activities, the wildlife biologist shall allow the wildlife species to escape or shall relocate the wildlife species to a preserved area with similar required habitat. Implementing Mitigation Measure BIO6 will also contribute to mitigate for this impact.	Project Biologist shall survey the construction areas of the site to determine if wildlife species are foraging, frequenting, or nesting on or adjacent to the construction areas	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO12.	**Comply with Migratory Bird Treaty Act.** To avoid violating the Migratory Bird Treaty Act or Fish and Game Code §3503, a qualified ornithologist shall survey the construction site(s) two weeks prior to initiation of site disturbance to identify any nests of birds that would be directly or indirectly affected by the construction activities. Bird nesting typically occurs from February through August. Some bird species nest outside this period. To protect any active nest sites, the following restrictions on construction are required between February and August (or until nests are no longer active as determined by a qualified biologist). Clearing limits shall be established a minimum of 300 feet in any direction from any occupied nest (or as otherwise deemed appropriate by the monitoring biologist). Access and land surveying shall not be allowed within 100 feet of any occupied nest (or as otherwise deemed appropriate by the monitoring biologist). Onsite nests shall be avoided until vacated. Any encroachment into the 300/100-foot-buffer area around the known nest shall only be allowed if it is determined biologist has determined that fledglings have left the nest. Occupied nests adjacent to the construction site(s) may need to be avoided for short durations to ensure nesting success. Any nest permanently vacated for the season need not be protected. Implementing Mitigation Measure BIO11 will also contribute to mitigate for this impact.	A qualified ornithologist shall survey the construction site prior to initiation of site disturbance to identify any nests of birds that would be directly or indirectly affected by the construction areas	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO13.	**Preconstruction Surveys and Fencing off Sensitive Areas.** Prior to grading or site-clearing activities, a qualified biologist acceptable to DRP shall survey the construction areas of the site to determine if any special-status wildlife species are foraging, frequenting, or nesting on or adjacent to the construction areas. If any special-status wildlife species are observed foraging, frequenting, or nesting during construction activities, the area in which the special-status species was observed should be flagged or fenced off to protect the wildlife species. In addition, the equipment operators shall be informed of the species' presence and provided with pictures in order to help avoid impacts to this species to the maximum extent possible. As part of the environmental training, contractors and heavy equipment operators shall be provided with photographs of expected special-status wildlife species to identify them, and to avoid harming them during construction.	A qualified biologist shall survey the construction areas of the site to determine if wildlife species are foraging, frequenting, or nesting on or adjacent to the construction areas	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant, Project Biologist,	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Biological Resources							
BIO14.	**Survey for Nests and Nesting Activity.** Thirty (30) days prior to the onset of construction activities, a qualified biologist acceptable to DRP shall survey within the limits of project disturbance for the presence of any active raptor and bird nests. Any nest found during survey efforts shall be mapped on the construction plans and marked on the ground. If no active nests are found, no further mitigation is required. Results of the surveys shall be provided to the CDFG. If nesting activity is present at any raptor nest site, the active site shall be protected, 100 to 300 feet away from construction activities, until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code. Nesting activity for bird species in the region of the project site normally occurs from February through August.	Project Biologist shall survey within the limits of project disturbance for the presence of any active raptor or bird nests	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO15.	**Avoid Contact or Harm to Special-status Species.** To avoid impacts to all special-status wildlife species observed onsite, equipment operators shall avoid contact with or harm to any special-status species and any of their sources of cover (e.g. nest, midden, burrow). If a special-status wildlife species is encountered during construction activities, it shall be allowed to escape any danger that may result from construction work, and the onsite biological monitor shall be notified in order to implement all measures necessary to protect the sensitive species.	Equipment operators shall avoid contact with or harm to any special-status species and their sources of cover	During construction	Continuous	During Construction	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO16.	**Replace Required Habitat of Observed Special-status Species.** Existing habitat, required by observed or likely special-status wildlife species, shall be replaced, or compensated for, after all development activities have been completed, as presented below in the Mitigation for Impacts to Natural Vegetation, Including Sensitive Habitats Section. Compensation for lost habitat onsite shall be accomplished at least in part through improving habitat conditions of preserved onsite habitats, such as through removal of invasive exotic plant species and replacing them with indigenous native species. A residual impact will remain since there will be a reduction of the total area of habitat available onsite. Implementation of Mitigation Measures BIO11 and BIO12 described above should also mitigate project-related impacts to special-status wildlife species.	Project Biologist shall implement habitat mitigation program as required above in Mitigation Measures Bio11 and Bio12	Post Construction	One Time Activity	Prior to Issuance of Certificate Of Occupancy for Last Residential Unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO17.	**Conduct Focused Surveys.** Prior to grading, focused surveys shall be conducted on the proposed development site for special-status reptile species that have a high potential to occur onsite. The surveys results shall be submitted within 45 days after completion of the last survey to the CDFG and DRP for concurrence. If it is determined that special-status wildlife species are not present on the proposed development site, then no further mitigation is necessary.	Project Biologist shall complete focused surveys for special-status reptile species	Prior to construction	One time activity	Prior to Issuance of Grading Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
			Biological Resources					
BIO18.	**Implement Relocation Program.** If Silvery Legless Lizard, Coastal Western Whiptail, Rosy Boa, San Diego Banded Gecko, San Diego Horned Lizard, and/or Coast Patch-nosed Snake (the six special-status reptile species that are likely to occur onsite) is/are found onsite, then a capture and relocation program shall be implemented. Prior to implementation of the relocation program, the program and the biologist(s) implementing the program shall be subject to approval of the CDFG and the County Biologist. A relocation program shall be prepared to include a detailed methodology for locating, capturing, and relocating individuals prior to construction. The program shall identify a suitable location for relocation of each species prior to capture. A qualified biologist with the necessary permits (if required by CDFG) shall be required for handling the specific special-status wildlife species. The adopted relocation program shall be implemented.	Project Biologist shall implement Silvery Legless Lizard, Coastal Western Whiptail, Rosy Boa, San Diego Banded Gecko, San Diego Horned Lizard, and/or Coast Patch-nosed Snake relocation plan if species are found onsite	Prior to and During Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO19.	**Control Argentine Ants.** The control of Argentine Ant from the project site is necessary to prevent the loss of forage resources for the San Diego Horned Lizard, which cannot survive on consumption of Argentine Ant. The landscaping plan, within 300 feet of any natural areas containing San Diego Horned Lizard, shall be designed to utilize native plant species that do not require supplemental irrigation in an attempt to keep invading Argentine Ant populations as low as possible. In addition, an Argentine Ant control plan shall be developed and implemented in perpetuity by the homeowners association or other responsible party. Implementing Mitigation Measures BIO13, BIO15, and BIO16 will also mitigate for this impact.	L.A. County Biologist to review and approval landscaping plan	During Landscape Plan Check Phase	One Time Activity	Prior to Issuance of Building Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO20.	**Install Bat Boxes.** If the Western Mastiff Bat, or other special-status bat species, is found to forage or nest onsite, then bat boxes shall be installed at appropriate locations within preserved land onsite to replace lost nesting habitat. A mitigation plan designed specifically to provide nesting and foraging habitat for special-status bat species shall be prepared and submitted to CDFG and the County Biologist for approval, and after approval, it shall be implemented.	Project Biologist shall install bat boxes within preserved land onsite to replace lost nesting habitats	Prior to and During Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO21.	**Install Perimeter Fencing.** Perimeter fencing at houses onsite adjacent to open space areas shall be designed to prevent dogs from accessing open space areas onsite, and keep wildlife from entering yards and homes as much as feasible. Details of acceptable fencing materials will be included in the project CC&Rs. Implementing Mitigation Measure BIO2 will also mitigate for this impact.	Developer shall install perimeter fencing at houses onsite adjacent to open space areas	During Construction	One Time Activity	Prior to issuance of C of O for last residential unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Biological Resources							
BIO22.	**County Review of Project Plans.** Prior to issuance of building permits, the County of Los Angeles shall ensure that the following elements are included in all project plans, as appropriate: • All exterior lighting shall be designed and located as to avoid intrusive effects on adjacent residential properties and undeveloped areas adjacent to the project site. Motion detectors, low-intensity street lighting, and low-intensity street lighting and low-intensity exterior lighting shall be used throughout the development. Lighting fixtures shall use shielding, if necessary, to prevent spill lighting on adjacent off-site areas; • Design and placement of site lighting shall minimize glare affecting adjacent properties, buildings, and roadways; • Fixtures and standards shall conform to state and local safety and illumination requirements; • All trail and park lighting shall provide optimum public safety, while at the same time reducing nighttime light spillover and glare; • Development projects shall use minimally reflective glass and all other materials used on exterior building and structures shall be selected to minimize reflective glare; and • Automatic timers on lighting shall be designed to maximize personal safety during nighttime use while saving energy. These measures would partially mitigate for adverse impacts of landscaping nuisance lighting impacting wildlife in adjacent open space areas of the project site.	L.A. County Biologist and DPW shall review and approve Landscape Lighting Plans	During Plan Check of Improvement Plans	One Time Activity	Prior to Recordation of Final Map	Project Applicant, Project Biologist	L.A. County DPW - Building and Safety Division, LA County DRP	
BIO23.	**Hooded Outdoor Lighting.** Require all street and outdoor lighting to be hooded to direct away from, or prevent light from entering, open space areas of the project site. Light intensity should be set as low as possible while meeting the primary objective of the outdoor lighting. Implementing Mitigation Measure BIO2 will also mitigate for this impact.	Same as Above	During Plan Check of Improvement Plans	One Time Activity	Prior to Recordation of Final Map	Project Applicant, Project Biologist	L.A. County DPW - Building and Safety Division, LA County DRP	
BIO24.	**Protect and Enhance Grassland.** The loss of 29.53 acres of Grassland vegetation shall be mitigated by enhancing at an acreage rate of 1.5 acres for each acre lost (1.5:1 replacement ratio), equaling 44.29 acres of required mitigation. Prior to implementation of any restoration, a detailed program shall be developed by the project applicant for review and approval by DRP and shall contain the following items: *Responsibilities and Qualifications Specified.* The responsibilities of the landowner, technical specialists, and maintenance personnel that shall supervise and implement the restoration plan shall be specified. *Protect Grassland Preserved Onsite.* The project shall preserve 8.43 acres of Grassland onsite in perpetuity by a legal instrument.	L.A. County Biologist shall review and approve Grassland Enhancement Plan	During Plan Check of Improvement Plans	One Time Activity	Prior to issuance of Certificate of Occupancy for 1st Residential Unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Biological Resources							
BIO24.	cont. *Enhance Degraded Grassland Preserved Onsite.* Habitat enhancement of the required 44.29 acres of Grassland will include eradicating invasive exotics from the remaining Grassland onsite. The areas of Grassland, from which invasive species will be eradicated, will be planted with supplemental native Grassland grasses and herbs. This will increase native groundlayer cover to match desired cover levels, and increase dominance by native species. Approximately 8.43 acres of Grassland vegetation will be avoided by the proposed project; however, the Grassland onsite is contaminated with invasive exotic plant species in varying amounts. Enhancement of up to 8.43 acres of degraded Grassland habitat onsite will mitigate for 19% of the area needed, based on the 1.5:1 enhancement ratio. An additional 35.86 acres would need to be preserved and enhanced, for a total of 44.29 acres of Grassland enhanced and protected. The lack of reasonable availability (the offsite component) may render this mitigation measure at least partially infeasible. *Mitigation Site Selection.* The site for the mitigation shall be determined in coordination with the project applicant and resource agencies. The site shall be located on the proposed development site in a dedicated open space area or dedicated open space area shall be purchased offsite. Appropriate sites shall have suitable hydrology and soils for the establishment of target native species. *Site Preparation and Planting Implementation.* A seasonal survey shall be conducted in suitable habitat after the flowering season to collect seeds from the native grasses and wildflowers inhabiting Grassland habitats onsite. The survey shall be conducted by a qualified botanist acceptable to DRP and familiar with the flora of the Santa Susana Mountains. Seeds shall be collected when ripe, cleaned, and stored by a qualified nursery or institution with appropriate storage facilities, and transferred to a native plant nursery experienced with propagating native herbaceous grassland species and grown out to 1-gallon container size plantings. The site preparation shall include: protection of existing native species; trash and weed removal; native species salvage and reuse (i.e. duff); soil treatments (i.e., imprinting, decompacting); temporary irrigation installation; erosion control measures (i.e., rice or willow wattles); seed mix application; and container plantings. The best time to sow seed is in the fall in conjunction with the onset of rain. These native annual and perennial grass and herb plantings shall be planted in suitable preserved habitat onsite. The propagated plants shall be maintained and monitored for a period of five (5) years after initial planting, with annual reports submitted to the County. Mitigation Measure BIO1 will aid in planting implementation.	See Above	See Above	See Above	See Above	See Above	See Above	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Biological Resources							
BIO24.	cont. • *Schedule.* A schedule shall be developed which includes planting to occur in late fall and early winter between October 1 and January 30. • *Maintenance Plan/Guidelines.* The maintenance plan shall include: weed control; herbivore control; trash removal; irrigation system maintenance; maintenance training; and replacement planting. • *Mitigation and Monitoring Plan.* A detailed mitigation plan shall be submitted for approval to the County prior to project implementation. The mitigation plan shall include specifics regarding grassland enhancement, planting details, timing, and monitoring proposed for grassland mitigation. The monitoring plan shall include: qualitative monitoring (i.e. photographs and general observations); quantitative monitoring (e.g. randomly placed transects); performance criteria as approved by the resource agencies; monthly reports for the first year and bimonthly thereafter; and annual reports for five years that shall be submitted to the resource agencies. The site shall be monitored and maintained for five years to ensure successful establishment of Grassland habitat within the restored and created areas. • *Long-term Preservation.* Long-term preservation of the site shall also be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development. An appropriate legal instrument over the area to be preserved shall be recorded prior to implementation of site grading to ensure protection in perpetuity. • *Earth-moving Equipment.* Earth-moving equipment shall avoid maneuvering in any area identified as natural open space areas. Prior to grading, the open space limits shall be marked by the construction supervisor and the project biologist. These limits shall be identified on the grading plan. • Implementing Mitigation Measure BIO1 and BIO2 will also mitigate for this impact.	See above	See Above	See Above	See Above	See Above	See Above	
BIO25.	**Protect and Enhance Coastal Sage Scrub.** The loss of 40.39 acres of Coastal Sage Scrub vegetation shall be mitigated by enhancing at an acreage rate of 1.5 acres for each acre lost (1.5:1 replacement ratio), equaling 60.58 acres of required mitigation. Prior to implementation of any restoration, a detailed program prior to issuance of a grading permit shall be developed by the project applicant and shall contain the following items: • *Responsibilities and Qualifications Specified.* The responsibilities of the landowner, technical specialists, and maintenance personnel that shall supervise and implement the restoration plan shall be specified. • *Protect Coastal Sage Scrub Preserved Onsite.* The project shall preserve 17.04 acres of Coastal Sage Scrub onsite in perpetuity by a legal instrument.	L.A. County Biologist shall review and approve Coastal Sage Scrub Restoration Plan	During Plan Check of Improvement Plans	One Time Activity	Prior to issuance of Certificate of Occupancy for 1st Residential Unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Biological Resources							
BIO25.	cont. • *Enhance Degraded Coastal Sage Scrub Preserved Onsite.* Habitat enhancement of the required 60.58 acres of Coastal Sage Scrub will include eradicating invasive exotics from the remaining Coastal Sage Scrub onsite. The areas of Coastal Sage Scrub, from which invasive species will be eradicated, will be planted with supplemental Coastal Sage Scrub species. This would increase native shrub canopy cover to match desired cover levels, and increase dominance by native species. Approximately 17.04 acres of Coastal Sage Scrub vegetation will be avoided by the proposed project; however, the Coastal Sage Scrub onsite is contaminated with invasive exotic plant species in varying amounts. Specifically, of the 17.04 acres avoided, 7.6 acres of Coastal Sage Scrub vegetation is highly infested with invasive exotic plants (Salvia leucophylla-Brassica Alliance). Enhancement of up to 17.04 acres of degraded Coastal Sage Scrub habitat onsite will mitigate for 28% of the area needed, based on the 1.5:1 enhancement ratio. An additional 43.54 acres would need to be preserved and enhanced, for a total of 60.58 acres of C and protected. The lack of reasonable availability (the offsite component) may render this mitigation measure at least partially infeasible. • Exhibit 5.6-22, Potential Habitat Mitigation Areas, shows the locations of remaining Coastal Sage Scrub patches available for implementing the mitigation measures required for impacts to Coastal Sage Scrub habitat. • *Mitigation Site Selection.* The site for the mitigation shall be determined in coordination with the project applicant and the lead and resource agencies. The site shall be located on the proposed development site in a dedicated open space area or dedicated open space area shall be purchased offsite. Appropriate sites shall have suitable hydrology and soils for the establishment of target native species. • *Site Preparation and Planting Implementation.* The site preparation shall include: protection of existing native species; trash and weed removal; native species salvage and reuse (i.e. duff); soil treatments (i.e., imprinting, decompacting); temporary irrigation installation; erosion control measures (i.e., rice or willow wattles); seed mix application; and container species. Mitigation Measure BIO1 will aid in planting implementation. • *Schedule and Maintenance.* A schedule shall be developed which includes planting to occur in late fall and early winter between October 1 and January 30. The maintenance plan shall include: weed control; herbivore control; trash removal; irrigation system maintenance; maintenance training; and replacement planting.	See Above	See Above	See Above	See Above	See Above	See Above	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Biological Resources							
BIO25.	cont. • *Mitigation and Monitoring Plan.* A detailed mitigation plan shall be submitted for approval to the County prior to project implementation. The mitigation plan shall include specifics regarding grassland enhancement, planting details, timing, and monitoring proposed for Coastal Sage Scrub mitigation. The monitoring plan shall include: qualitative monitoring (i.e. photographs and general observations); quantitative monitoring (e.g. randomly placed transects); performance criteria as approved by the resource agencies; monthly reports for the first year and bimonthly thereafter; and annual reports for five years that shall be submitted to the resource agencies. The site shall be monitored and maintained for five years to ensure successful establishment of Coastal Sage Scrub habitat within the restored and created areas. • *Long-term Preservation.* Long-term preservation of the site shall also be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development. An appropriate legal instrument over the area to be preserved shall be recorded prior to implementation of site grading to ensure protection in perpetuity. • *Earth-moving Equipment.* Earth-moving equipment shall avoid maneuvering in any area identified as natural open space areas. Prior to grading, the open space limits shall be marked by the construction supervisor and the project biologist. These limits shall be identified on the grading plan. Implementing Mitigation Measure BIO1 and BIO2 will also mitigate for this impact.	See Above	See Above	See Above	See Above	See Above	See Above	
BIO26.	**Preserve and Protect Avoided Onsite Oak Trees.** The 1,168 oak trees to be avoided by the proposed project shall be protected onsite in perpetuity by establishing onsite preserves that are permanently protected from future development and managed for conservation purposes. Management of the preserved trees shall be minimal, focused on facilitating the natural growth and condition of the protected trees and associated habitat. Prior to the issuance of a grading permit, the applicant shall have prepared an oak resource management plan to be reviewed and approved by the DRP and County Forester. Only oak trees and oak resource habitat not in private lots will be credited as preserved habitat.	Developer shall preserve 1,168 oak trees in perpetuity. Project Biologist shall prepare Oak Tree Management Plan	Prior to Construction	Per Management Plan	Prior to issuance of grading permit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist, LA County Forester	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Biological Resources							
BIO27.	**Plant 15-gallon Young Oaks Onsite.** To mitigate for the loss of 162, and the encroachment of 54, mature oak trees by the proposed project, young oak trees of all three species impacted shall be planted at a 2:1 ratio for non-heritage trees impacted, and at a 10:1 ratio for heritage trees impacted, per the County Oak Tree Ordinance replacement criteria. Specifically, to mitigate for impacted non-heritage oak trees, an overall mitigation ratio of two 15-gallon oaks shall be planted for each tree impacted. To mitigate for impacted heritage oak trees, an overall mitigation ratio of ten 15-gallon oaks shall be planted for each tree impacted. Therefore, at a 2:1 ratio, 298 15-gallon young oak individuals (including 282 Q. agrifolia, 4 Q. berberidifolia, and 12 Q. lobata) would be required for mitigation for the impacts to 216 non-heritage oak trees (including 162 non-heritage lost and 54 non-heritage encroached) onsite. In addition, 130 15-gallon young oak individuals (all Q. agrifolia) would be required for mitigation for the impacts to 19 heritage oak trees (including 13 heritage lost and 6 heritage encroached) c required to mitigate for impacts to 216 oak trees, including 19 heritage trees. No existing sensitive habitat shall be impacted as a result of any planting activities. The planted trees shall be maintained and monitored for a period of seven (7) years after planting. Success of this mitigation measure will be achieved if 100 percent of the acorns or seedlings survive after 7 years. Implementation of BIO1 should also mitigate for impacts to oak species and woodland onsite. **Contribute Funds to the Oak Species Forest Fund.** If the success criteria for this mitigation measure are not met, the Applicant shall contribute to the Oak Species Forest Fund. The compensation rate shall be set at 50 percent of the assessed economic value of the trees lost, less the estimated economic value of the trees successfully covered under Mitigation Measures BIO26 and BIO27. The economic value of the 164 oak trees to be lost is approximately $4,211,730. In addition, the economic value of the 54 trees to be encroached is approximately $2,125,400, totaling $6,337,130 (including $4,090,830 for 154 Q. agrifolia lost; $1,865,700 for 49 Q. agrifolia encroached, $12,000 for 2 Q. berberidifolia lost, $90,900 for 6 Q. lobata lost, and $252,600 for Q. lobata encroached). **Transplant Selected Mature Oak Trees Onsite.** As part of the proposed project, the applicant proposes to transplant several mature and heritage oak trees, that will be impacted from the project, to onsite open areas and landscaped areas. Even though transplanting mature oak trees is expensive and may have a low success rate, the Applicant desires to transplant selected mature oak trees to potentially help mitigate the loss of oak habitat. A detailed transplantation plan shall be developed by a qualified arborist and submitted to the County for approval. Maintenance and monitoring of all transplanted oak trees shall be required for a period of ten (10) years after transplantation. No sensitive habitat shall be impacted as a result of any transplanting activities.	Developer shall plant required number of 15-gallon Oak Trees onsite. If success criteria is not met, developer shall contribute funds to the Oak Species Mitigation Fund and transplant selected mature oak trees onsite	During and After Construction	Annually	Prior to issuance of Issuance of Certificate of Occupancy for last residential unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Biological Resources							
BIO28.	**Plant Acorns or Oak Seedlings Onsite.** To mitigate for the loss of 162, and the encroachment of 54, mature oak trees by the proposed project, sprouted oak acorns seedlings of the species impacted shall be planted in appropriate ratios. To mitigate for impacted oak trees, an overall mitigation ratio of 5 seedlings planted for each tree impacted (a 5:1 replacement ratio) shall be implemented. Therefore, 1,080 container seedlings would be required for mitigation for the impacts to 216 oak trees onsite. The planted seedlings shall be maintained and monitored for a period of seven (7) years after planting. Success of this mitigation measure will be achieved if 75 percent of the acorns or seedlings survive after 7 years. Implementation of BIO1 should also mitigate for impacts to oak species and woodland onsite.	Developer shall plant acorns or oak seedlings onsite	During Construction	Annually	Prior to issuance of Issuance of Certificate of Occupancy for last residential unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO29.	**Replace Oak Woodland Habitat Onsite.** Oak woodland impacts are estimated at 8.82 (including 7.87 acres of upland Coast Live Oak Woodland impacted, 0.92 acres of Coast Live Oak Riparian Woodland impacted, and 0.03 acre of Valley Oak Woodland impacted), Oak woodland habitat will be replaced onsite at a 2:1 ratio within preserved portions of the project site, or at an offsite location. The oak woodland habitat will partially be replaced with the implementation of Mitigation Measures BIO26 through BIO28. Based on the 2:1 ratio, a total of 16.4 acres of oak woodland shall be created onsite, offsite, or a combination of onsite and offsite locations. The oak woodland habitat shall be monitored and maintained for a period of seven (7) years.	Developer shall replace Oak Woodland habitat onsite	During Construction	Annually	Prior to issuance of Issuance of Certificate of Occupancy for last residential unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO30.	**Landscape Irrigation Out of Oak Driplines.** Landscaping requiring irrigation shall not be planted within the dripline of oaks due to the susceptibility of native oaks to root rot caused by excessive unseasonable irrigation. The design and installation of landscape irrigation systems outside the dripline of the oaks shall be such that the area within the dripline is not wetted during operation of the system. In addition, surface runoff from impermeable surfaces shall be directed away from oaks; where natural topography has been altered, provisions shall be made for drainage away from trunks of oaks so that water shall not pond or collect within the dripline of any oak. If any existing oak tree are damaged or impacted by the affects of irrigation of mitigation plantings, additional plantings shall be implemented as replacement. Implementing Mitigation Measure BIO1 and BIO2 will also mitigate for this impact.	Developer shall keep landscape irrigation out of Oak driplines	During Construction	One Time Activity	Prior to issuance of Issuance of Certificate of Occupancy for last residential unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO31.	**Implement Best Management Practices (BMPs) During Construction In/Near Wetlands to Minimize Impacts.** Impacts to riparian habitat shall be minimized to the maximum extent possible by implementing the following BMPs: • Construction equipment shall only cut back or cut down riparian habitat that is absolutely necessary for construction equipment access; • All construction activities, within the banks of Lyon Creek and tributaries, should be conducted during seasons of no, or minimal, channel flows (summer/early fall); • A path through the creek channel shall be selected that minimizes impacts to the existing riparian vegetation;	Developer to implement wetland related Best Management Practices (BMPs) during construction	During Construction	Continuous	Prior to issuance of Building Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist, Regional Water Quality Control Board, Army Corps of Engineers, and Fish and Game	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Biological Resources							
BIO31.	cont. • A fence shall be placed around any (mature) trees, which are less efficiently replaced by mitigation/restoration efforts; • All active wildlife nests existing within the project site riparian vegetation shall be protected and avoided by construction equipment; and • A biological monitor shall be present during all construction activities within or adjacent to the drainages of Lyon Canyon that are not to be impacted.	See Above	See Above	See Above	See Above	See Above	See Above	
BIO32.	**Protect Existing Wetlands Onsite.** 6.85 acres of existing wetlands, not to be impacted by the proposed project, shall be protected in perpetuity through a prohibition from any development. The wetland preserve area(s) shall be clearly marked with signs, and a public education program shall be developed for future residences of the project site and visitors.	Developer shall protect remaining onsite wetlands in perpetuity	During Construction	Continuous	Prior to Issuance of Building Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist, Regional Water Quality Control Board, Army Corps of Engineers, and Fish and Game	
BIO33.	**Enhance Existing Disturbed Wetlands Onsite.** Existing wetlands not impacted by the proposed project currently are degraded by past activities on the project site (e.g. road crossings, fill, culverts, berms, dumping, invasion by exotic plants). A 1/3 credit shall be allowed for every acre of existing protected wetland habitat that is enhanced onsite and shall be credited towards the 10.20 acres required for mitigation. Therefore, 1/3 of the protected 10.20 acres equals 3.37 acres to be enhanced. Enhancement activities shall include: removing all foreign materials from wetland areas; eradicating and controlling invasive exotic plant species; and planting native riparian plant species in disturbed areas. Nearly all the wetland areas onsite are currently in a degraded condition, to varying degrees, and are available for habitat enhancement. Approximately 10.20 acres is required for mitigation based on the 2:1 ratio. The 10.20 acres of required mitigation area minus the 3.37 acres of enhanced wetlands habitat equals 6.83 acres of mitigation that is still required to be created. Since the County will r detention basins onsite, the applicant shall be required to implement one of the following measures: (1) make a payment to an in-lieu fee mitigation program; (2) contribute to a mitigation bank; or (3) create offsite mitigation for 6.83 acres of remaining required mitigation after enhancement of 3.37 acres onsite (totaling the required 10.20 acres based on the 2:1 mitigation ratio).	Project Biologist shall restore existing disturbed wetlands onsite and/or off-site	Prior to and During construction	Periodic as Necessary	Prior to Issuance of a Certificate of Occupancy for Last Residential Unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist, Regional Water Quality Control Board, Army Corps of Engineers, and Fish and Game	
BIO34.	**Prepare Disturbed Wetland Areas for Replanting.** After efforts to minimize the impacts to the riparian vegetation are implemented, appropriate areas of the project site shall be restored, and lost habitat mitigated. This shall be accomplished by implementing the following mitigation measures: • Re-grading portions of the drainages to accommodate onsite revegetation and to accomplish natural sinuosity of the creek channel; • Replacing and planting selected portions of the site with indigenous riparian plant species; • Maintaining and irrigating the restored area;	Developer shall prepare disturbed wetland areas for replanting	Prior to grading and During Construction	Periodic as Necessary	Prior to Issuance of Building Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist, Regional Water Quality Control Board, Army Corps of Engineers, and Fish and Game	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Biological Resources							
BIO34.	cont. • Removing invasive exotic plants, such as Centaurea melitensis (Tocalote), and replacing them with native species to increase species diversity and habitat function; and • Monitoring the site for at least five (5) years after restoration plantings have been completed.	See Above	See Above	See Above	See Above	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO35.	**Design and Implement a Wetlands Restoration Plan.** Prior to implementation of any restoration, a detailed program shall be developed by the project applicant and shall be approved by the Corps and CDFG as part of the 404 and 1600 et seq. permitting process. The program shall contain the following items: • *Responsibilities and qualifications of the personnel to implement and supervise the plan.* The responsibilities of the landowner, technical specialists, and maintenance personnel that shall supervise and implement the restoration plan shall be specified. • *Site selection.* The site for the mitigation shall be determined in coordination with the project applicant and resource agencies. The site shall either be located on the proposed development site in a dedicated open space area or dedicated open space area shall be purchased off-site. Appropriate sites shall have suitable hydrology and soils for establishment of riparian species. • *Site preparation and planting implementation.* The site preparation shall include: protection of existing native species; trash and weed removal; native species salvage and reuse (i.e., duff); soil treatments (i.e., imprinting, decompacting); temporary irrigation installation; erosion control measures (i.e., rice or willow wattles); seed mix application; container plantings. • *Schedule.* A schedule shall be developed which includes planting to occur in late fall and early winter between October and January. • *Maintenance plan/guidelines.* The maintenance plan shall include: weed control; herbivore control; trash removal; irrigation system maintenance; maintenance training; and replacement planting. • *Monitoring plan.* The monitoring plan shall include 1) qualitative monitoring (i.e. photographs and general observations), 2) quantitative monitoring (i.e. randomly placed transects), 3) performance criteria as approved by the resource agencies, 4) monthly reports for the first year and bimonthly thereafter, and 5) annual reports for five years that shall be submitted to the resource agencies on an annual basis. The site shall be monitored and maintained for five years to ensure successful establishment of riparian habitat within the restored and created areas; however, if there is successful coverage prior to five years, the project applicant may request to be released from the monitoring requirements from USACE and CDFG. • *Long-term preservation.* Long-term preservation of the site through an appropriate recordable legal instrument shall also be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development.	Project Biologist shall design and implement Wetland Restoration Plan	Prior to and During Construction	Periodic As Necessary	Prior to Issuance of a Certificate of Occupancy for the Last Residential Unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist, Regional Water Quality Control Board, Army Corps of Engineers, and Fish and Game	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Biological Resources							
BIO35.	cont. • *Earth-moving equipment.* Earth-moving equipment shall avoid maneuvering in areas outside the identified limits of grading in order to avoid disturbing open space areas that will remain undeveloped. Prior to grading, the open space limits shall be marked by the construction supervisor and the project biologist. These limits shall be identified on the grading plan. No earth-moving equipment shall be allowed within the open space area. • If work must be conducted when surface water flows are present, specific actions should be taken to avoid increasing water turbidity downstream. Surface water flows should be diverted around all construction activities, and no equipment should be allowed to actively work in flowing water without sedimentation and turbidity control measures in place. In order to minimize impacts to aquatic habitat and aquatic wildlife due to alteration of the Riverine habitat onsite, construction shall be conducted during times of no active channel flows. However, if construction must be conducted while active flows are present within the Riverine system, these measures should be implemented to minimize impacts: o Equipment contact with the active channel should be minimized to a maximum extent; o Flows should be diverted from the work area, and sedimentation barriers should be installed and maintained; o Arising groundwater should be allowed to settle behind a downstream diversion berm prior to discharge to the primary flow channel; o Turbidity levels should be monitored and minimized (kept below a 20 percent increase over background turbidity); o Employ BMPs for avoiding fuel leaks in or near active flows; and o All foreign materials and litter should be removed from the channel.	See Above	See Above	See Above	See Above	See Above	L.A. County DRP - County Biologist, Regional Water Quality Control Board, Army Corps of Engineers, and Fish and Game	
BIO36.	**Open Area Protection and Management Plan**. In addition to Biological Life History mitigation measures presented above, an open area protection and management plan, for all preserve areas designated onsite, shall be prepared to ensure the implementation by HOA of the mitigation and to aid in the protection of the remaining preserved open areas after the development onsite.	Developer/Project Biologist shall prepare and implement an Open Space Protection and Management Plan	Post Construction	Continuous	Prior to Issuance of Certificate of Occupancy for last residential unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
			Cultural Resources					
CR1.	A pre-grade meeting shall be conducted in which the project archaeologist shall explain the procedures necessary to protect and safely remove potentially significant cultural materials.	Developer shall hire native American archeologist for construction monitoring	During Site Grading	Periodic as Necessary	Prior to Issuance of Grading Permits	Project Applicant, and Project Archaeologist	L.A. County DRP - Land Development	
CR2.	A cultural resource monitoring program shall be instituted during the initial vegetation clearance and soil disturbance for the project. The purpose of this monitoring program is to determine if any significant deposits not identified during the Phase I cultural resources survey exist within the project boundary. The monitoring shall be limited to the initial vegetation clearance and soil disturbance phases of the construction grading. If cultural deposits are found and meet the significance criteria defined in Public Resources Code Section 21083.2(g), limited data recovery shall be conducted consistent with present financial and research limitations established in CEQA Guidelines. Native Americans shall be actively involved in the monitoring and any subsequent phases of the project mitigation program. Native American participation shall include monitoring of archaeological investigations, construction monitoring, and data analysis. The County shall retain control over the selection and participation of Native Americans in any program required for the project.	Developer shall hire native American archeologist for construction monitoring	Prior to Site Grading	Periodic as Necessary	Prior to Issuance of Grading Permits	Project Applicant, and Project Archaeologist	L.A. County DRP - Land Development	
CR3.	If human remains are discovered during grading activities, the Los Angeles County Coroner's Office shall be notified immediately, per state law, and all activities in the immediate area shall cease, until appropriate and lawful measures have been implemented. If the Coroner determines that the remains are Native American, the NAHC shall also be contacted. The NAHC shall designate a Most Likely Descendent (MLD) who will make recommendations concerning the disposition of the remains in consultation with the property owner and project archaeologist.	If any human remains are discovered, developer shall cease construction as directed by archaeological monitor	During Site Grading	Periodic as Necessary	Prior to Continuation of Grading	Project Applicant, and Project Archaeologist	L.A. County DRP - Land Development	
CR4.	A pre-grade meeting shall be conducted in which the project paleontologist shall explain the procedures necessary to protect and safely remove potentially significant fossil materials for study and curation at the NHMLAC.	Developer shall hire qualified paleontologist to conduct pre-construction meeting	During Site Grading	Periodic as Necessary	Prior to Issuance of Grading Permits	Project Applicant, and Project Paleontologist	L.A. County DRP - Land Development	
CR5.	Monitoring of grading activities shall be conducted by a qualified paleontologist, or monitor(s) supervised by a qualified paleontologist, and shall include periodic screening of sediment samples to identify potential macro and microfossil materials. Sediment samples may be removed in bulk and screened in a designated area onsite to minimize interference with grading operations. The monitoring program shall be directed by a qualified paleontologist and shall consist of the recovery, preparation (to a point of identification), and cataloguing of fossil materials.	Developer shall hire qualified paleontologist to conduct on-site monitoring of graded areas	During Site Grading	Periodic as Necessary	Prior to Issuance of Building Permits	Project Applicant, and Project Paleontologist	L.A. County DRP - Land Development	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
			Cultural Resources					
CR6.	Fossil beds impacted by the proposed project should be excavated by a qualified paleontologist to gather and record which species of vertebrate and macroinvertebrate fauna existed onsite during the Pliocene. The fossil record should be preserved in an appropriate museum, such as the Natural History Museum of Los Angeles County, and the results published for the benefit of the scientific community and general public.	Developer shall hire qualified paleontologist to properly excavate any fossils found on-site	During Site Grading	Periodic as Necessary	Prior to Issuance of Building permits	Project Applicant, and Project Paleontologist	L.A. County DRP - Land Development	
			Aesthetic and Visual Resources					
AES 1.	Construction equipment staging areas shall be located a minimum of 500 feet from existing residential uses and appropriate screening (i.e., temporary fencing with opaque material), shall be used to buffer views of construction equipment and material, when feasible. Staging location shall be indicated on project Final Development Plans and Grading Plans.	L.A. County shall review and approve of Construction Staging Plans during plan check	Prior to Construction	One Time Activity	Prior to Issuance of Grading permits	Project Applicant	L.A. County DRP - Land Development	
AES 2.	All construction-related lighting shall be located and aimed away from adjacent residential areas and consist of the minimal wattage necessary to provide safety at the construction site. A construction safety lighting plan shall be submitted to the County of Los Angeles for review concurrent with Grading Permit applications for the subdivision of the lots.	L.A. County shall review and approve Lighting Plans during plan check	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant	L.A. County DRP - Land Development	
AES 3.	The project biologist shall review the construction staging and construction safety lighting plans and determine the most appropriate location for the staging of construction equipment and construction lighting so that impacts to wildlife are minimized. The project biologist shall provide written certification of his/her approval of these plans to the County of Los Angeles Biologist prior to issuance of a grading permit.	Project Biologist shall review and approve Lighting Plans during plan check	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant, Project Biologist	L.A. County DRP - Land Development	
AES4.	The project applicant/developer/builder shall prepare and implement a Landscape Plan that provides planting and maintenance guidance for common landscaped areas, slopes, and undeveloped building pads. The project applicant/developer/builder shall be responsible for the Plan's implementation until such time as a homeowners' association is prepared to take over landscape maintenance responsibilities. The Landscape Plan shall be subject to the review and approval by the Los Angeles County Departments of Public Works and Regional Planning, prior to issuance of the grading permit. To ensure its implementation, the Landscape Plan shall be incorporated into the project's Conditions, Covenants, and Restrictions (CC&Rs) to be recorded prior to final map recordation.	L.A. County shall review and approve Landscape Plans during plan check	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant	L.A. County DRP - Land Development	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
Aesthetic and Visual Resources								
AES5.	Prior to issuance of building permits, the following elements are included in all project plans, as appropriate: • All exterior lighting shall be designed and located as to avoid intrusive effects on adjacent residential properties and undeveloped areas adjacent to the project site. Low-intensity street lighting and low-intensity exterior lighting shall be used throughout the development, as permitted by the Los Angeles County Public Works Department. Lighting fixtures shall use shielding, if necessary to prevent spill lighting on adjacent off-site uses; •Design and placement of site lighting shall minimize glare affecting adjacent properties, buildings, and roadways; •Fixtures and standards shall conform to state and local safety and illumination requirements; •All trail and park lighting shall provide optimum public safety, while at the same time reducing nighttime light spillover and glare; •Development projects shall use minimally reflective glass and all other materials used on exterior building and structures shall be selected with attention to minimizing reflective glare; and • Automatic timers on all lighting fixtures within any on-site recreational structures shall included in the building design to maximize personal safety during nighttime use while saving energy and reducing light pollution. The timers shall be set so that structure lighting within common areas is turned off at10:00 PM.	L.A. County shall review and approve Landscape plan that includes lighting plan designed to reduce light pollution	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DRP - Land Development	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	Traffic and Circulation							
T1.	The improvements summarized below shall be implemented to address project site-specific traffic impacts at the following locations: **Roadway Improvements:** The Old Road shall be improved to include four travel lanes and a center turn-lane/median along the project frontage. Appropriate roadway transitions south of the project site shall also be constructed by the developer pursuant to the Los Angeles County Department of Public Works roadway design standards. **Intersection Improvements:** *The Old Road & "A" Street:* The developer shall improve the above referenced intersection to include the following lane specifications: Northbound: 1 Left-turn Lane, 2 Through Lanes Southbound: 1 Through Lane, 1 Shared Through/Right-turn Lane Eastbound: 1 Left-turn Lane, 1 Right-turn Land Project Share - 100% *The Old Road & "E" Street* The developer shall improve the above referenced intersection to include the following lane specifications: Northbound: 2 Through Lanes (left-turns prohibited) Southbound: 1 Through Lane, 1 Shared Through/Right-turn Lane Eastbound: 1 Right-turn Lane (left-turns prohibited) Project Share - 100%	Developer shall construct all traffic improvements to the satisfaction of L.A. County DPW and if necessary, City of Santa Clarita	During Construction	One Time Activity	Prior to issuance of Certificate of Occupancy for last residential unit	Project Applicant	L.A. County DPW - Traffic and Lighting Division	
T2.	The improvements summarized below shall be implemented to address off-site traffic impacts. Please note that these mitigation measures are required to address cumulative traffic impacts. Thus, the project developer shall be responsible for providing its "fair-share" contribution prior to recordation of the final map. This contribution will go towards implementation of the following roadway improvements: **Freeway On/Off Ramp Intersections** *I-5 SB Ramps/Marriott & Pico Cyn Rd:* Add 3rd Eastbound Through Lane,(striping) Project Share - 4.0% *I-5 NB Ramps and Lyons Ave:* Add 2nd Eastbound Left-turn lane (striping) Project Share - 100% *I-5 SB Ramps & Calgrove Blvd:* Add 2nd Eastbound Through Lane, and Add 2nd Westbound Through Lane (striping), Install Traffic Signal Project Share - 20.3% *The Old Road & Pico Cyn Rd:* Convert Eastbound Right-turn Lane to 3rd Eastbound Through Lane (striping) Project Share - 3.3% *Chiquella Lane and The Old Road:* Add Southbound Right-turn Lane (striping) Install Traffic Signal Project Share - 48.3%	Developer shall contribute pro-rata share of funds for improvements	Prior to Construction	One Time Activity	Prior to Recordation of Final Map	Project Applicant	L.A. County DPW - Traffic and Lighting Division	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
			Water and Wastewater					
WW1.	The Los Angeles County Sanitation Districts and/or the City of Santa Clarita Public Works Department shall review and approve both the points of connection and quantification of the available capacity in the affected portions of the sewer system serving any project proposed within the SCVSD service area boundary.	LA County DPW and City of Santa Clarita shall review and approve final sewer improvement plans	Prior to Construction	One Time Activity	Prior to Issuance of Building permits	Project Applicant	L.A. County DPW - Building and Safety Division, Department of Health Services	
			Schools/Education					
SE1.	Project participation in a mitigation agreement with the Newhall District fully mitigates project specific impacts on this district. This agreement would provide full funding of the costs to construct new facilities necessary to house the additional students generated by the project.	Developer shall pay required school mitigation fees to Newhall School District	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	Newhall School District, LA County DRP - Land Development	
SE2.	Project participation in the fair share mitigation agreement with the Hart District fully mitigates project specific impacts on this district. This agreement would provide full funding of the costs to construct new facilities necessary to house the additional students generated by the project.	Developer shall pay required school mitigation fees to Hart School District	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	Hart School District, LA County DRP - Land Development	
			Fire Services					
FS1.	All proposed development on the site must comply with applicable state and County code and ordinance requirements for fire protection.	Fire Department shall review and approve all building plans consistent with County Code/Building Code fire protection requirements	During and After Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County Fire Department - Fire Prevention Division	
FS2.	Prior to the issuance of a certificate of occupancy, the project applicant shall dedicate to the Los Angeles County Fire Department, a 1.26 acre fire station site at the northeast corner of the proposed project. The fire station site must be constructed and dedicated to the Los Angeles County Fire Department in accordance with the provisions of the AGREEMENT BETWEEN THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY AND WESTERN PACIFIC HOUSING – LYONS CANYON PARTNERS, LLC. Please refer to Appendix P of the Draft EIR for the full text of this agreement	Developer shall dedicate land for fire station site	During Construction	One Time Activity	Prior to Issuance of a C of O for the 50th residential unit	Project Applicant	L.A. County Fire Department - Fire Prevention Division	
FS3.	The project shall prepare a Fuel Modification Plan (which includes a landscape plan and irrigation plan) as required for projects located within a Very High Fire Hazard Severity Zone. The Fuel Modification Plan shall be submitted and approved by the County Fire Department prior to issuance of grading permit. The Fuel Modification Plan shall depict a fuel modification zone in conformance with the Fuel Modification Ordinance in effect at the time of subdivision. The fuel modification plan shall not conflict with the revegetation plan as directed in Section 5.6, Biological Resources	Fire Department shall review and approve all fuel modification plans consistent with County Fire Code protection requirements	During Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant	L.A. County Fire Department - Fire Prevention Division	
FS4.	Brush clearance shall be conducted prior to initiation of construction activities in accordance with Los Angeles County Fire Department requirements.	Developer to implement fuel modification in conformance with approved Fuel Modification Plan	During Construction	Periodic as necessary	Prior to Issuance of Building Permits	Project Applicant	L.A. County Fire Department - Fire Prevention Division	
FS5.	Adequate access to all buildings on the project site shall be provided for emergency vehicles during the building construction process.	Developer to provide adequate construction access	During Construction	Periodic as necessary	Prior to Issuance of Building Permits	Project Applicant	L.A. County Fire Department - Fire Prevention Division	
FS6.	Adequate water availability shall be provided to service construction activities.	L.A. County Fire Dept. to confirm adequate design of fire flows during plan check	Prior to Construction	One Time Activity	Prior to Recordation of Final Map	Project Applicant	L.A. County Fire Department - Fire Prevention Division	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
			Fire Services					
FS7.	The project shall comply with the Los Angeles County Fire Department Development standards with respect to access roadways, building orientation, brush clearance and fire flows.	L.A. County Fire Dept. to confirm compliance with all Fire Codes during plan check	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County Fire Department - Fire Prevention Division	
			Sheriff Services					
SS1.	During construction, private security patrols shall be utilized to protect the project site	Developer shall hire private security to monitor equipment and site during construction	During Construction	Continuous	Prior to Issuance of Grading Permits	Project Applicant	L.A. County Sheriff Department	
SS2.	As final building plans are submitted to the County for approval in the future, Sheriff's Department design requirements which reduce demands for service and ensure adequate public safety (such as those pertaining to site access, site security lighting), shall be incorporated into building designs.	Developer shall submit final improvement plans to L.A. County Sheriff Dept. for review and approval	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County Sheriff Department	
SS3.	Project design shall landscape the project site with low-growing groundcover and shade trees, rather than a predominance of shrubs which could conceal potential criminal activity around buildings and parking areas.	Landscape plan shall incorporate "defensible space" concepts to reduce potential criminal activity within project	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County Sheriff Department	
SS4.	Project design shall provide lighting, to the satisfaction of the Sheriff's Department, around and throughout the development to enhance crime prevention and enforcement efforts	Lighting plan to be reviewed and approved by Sheriff Dept.	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County Sheriff Department	
SS5.	Project design shall provide clearly visible (during the day and night) address signs and/or building numbers for easy identification during emergencies.	Address signs shall be reviewed and approved by LA County DPW	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division	
SS6.	Project design shall provide visibility of doors and windows from the street and between buildings.	Plan Check review and approval of building design to ensure visibility of doors and windows from the street	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division	
			Solid Waste					
SW1.	The project applicant/individual project applications shall adhere to all source reduction programs for the disposal of construction materials and solid waste, as required by the County of Los Angeles. Prior to issuance of building permits, a source reduction program shall be prepared and submitted to the Director of Public Works for each future structure constructed on the subject properties to achieve a minimum 50 percent reduction in waste disposal rates, including green waste.	Developer shall develop source reduction program pursuant to L.A. County requirements	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, LA County Sanitation District	
SW2.	Project will provide recycling/separation areas in close proximity to dumpsters for non-recyclables, elevators, loading docks, and primary internal and external access points.	Developer shall develop source reduction program pursuant to L.A. County requirements	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, LA County Sanitation District	
SW3.	The location of recycling/separation areas shall not be in conflict with any applicable federal, state or local laws relating to fire, building, access, transportation, circulation, or safety.	Developer shall develop source reduction program pursuant to L.A. County requirements	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, LA County Sanitation District	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
			Solid Waste					
SW4.	The location of recycling/separation areas shall be convenient for those persons who deposit, collect, and load the recyclable materials.	L.A. County shall review and approve improvement plans which include efficient placement of recycling/separation areas	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, LA County Sanitation District	
SW5.	Recycling containers/bins shall be located so that they do not block access to each other	L.A. County shall review and approve project improvement plans that include efficient placement of recycling/separation areas	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, LA County Sanitation District	
SW6.	Yard waste shall be reduced through the use of drought-tolerant and native vegetation in common area landscaping wherever possible.	L.A County shall review and approve landscaping plan which includes common area landscaping with low maintenance and drought tolerant species	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, LA County Sanitation District	
SW7.	Kitchen, garage or garden design shall accommodate trash and recyclable components to assist in the County's recycling efforts.	L.A. County shall review and approve final project building plans which include efficient placement of recycling/separation areas	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, LA County Sanitation District	
SW8.	Property buyers shall receive educational material on the City's waste management efforts.	Developer shall distribute the County's waste management information to each homeowner	Post Construction	One Time Activity	Prior to Issuance of a C of O for Each Unit	Project Applicant	L.A. County DPW - Building and Safety Division, LA County Sanitation District	
SW9.	The applicant shall comply with all applicable state and Los Angeles County regulations and procedures for the use, collection and disposal of solid and hazardous wastes.	Developer provide solid waste disposal areas as required by L.A. County Public Works	During Construction	Continuous	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, LA County Sanitation District	
			Library Services					
LIB1.	The project applicant shall pay the standard Los Angeles County Library mitigation fee of $665 per dwelling unit, or other amount determined to be appropriate by the County of Los Angeles Public Library.	Developer shall pay standard L.A. County Library mitigation fee	Prior to Construction	One Time Activity	Prior to Recordation of Final Map	Project Applicant	L.A. County DRP	
			Parks and Recreation					
PR1.	The project shall comply with the County Ordinance and/or Quimby Act by paying the in-lieu fees totaling $364,931 to the County of Los Angeles.	Developer shall pay required L.A. County Quimby fees	Prior to Construction	One Time Activity	Prior to Recordation of Final Map	Project Applicant	L.A. County Dept. of Parks and Rec.	